COUNTY OF LOS ANGELES (S) HOUSING ELEMENT (2021-2029) APPENDICES

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APPENDIX A: SITES INVENTORY

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APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

PROGRESS TOWARD MEETING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The County's RHNA was reduced from 30,145 to 27,440, due to RHNA transfers for annexations. As of December 31, 2020, 7,116 units were constructed, representing about 26% of the County's RHNA for the planning period (**Table C-1Table C-1**). The County achieved about 10% of the very low and low income RHNA, and less than 1% of the moderate income RHNA.

Table C-1: Progress Toward RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	7,404	4,281	4,930	10,825	27,440
Units Constructed	734	457	19	5,906	7,116
Remaining	6,670	3,824	4,911	4,919	20,324
% Completed	10%	11%	<1%	55%	26%

Source: 2020 Housing Element Annual Progress Report.

PROGRESS TOWARD IMPLEMENTING PROGRAMS AND OBJECTIVES

When updating the Housing Element, state law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in the attainment of the community's housing goals and objectives.
- The progress in implementing the Housing Element.

A program-by-program review of the County's accomplishments under the previous Housing Element is presented in <u>Table_Table_</u>. Based on current state law, housing programs must contain measurable goals, specific timelines, and active participation of the County.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The County adopted the Interim and Supportive Housing Ordinance in 2021, which addresses the provision of different types of special needs housing. Most of these special needs housing types are permitted by right in residential and most mixed-use zones. The adoption of the Interim and Supportive Housing Ordinance substantially expanded the opportunities for special needs housing and streamlined the approval process.

Regarding the construction of housing for persons with special needs, through the First 5 LA Notice of Funding Availability (NOFA) process, the Los Angeles County Development Authority (LACDA) funded five projects that incorporate supportive services: Beverly Hills Terrace, Cedar Ridge Apartments, Marv's Place Apartments, Vermont Manzanita, and Whittier Place. LACDA's NOFA process also provided incentives for universal design features to promote accessibility, and required projects to include federal Low Income Housing Tax Credit financing.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)	
Housing Availa	Housing Availability		
1. Adequate Sites for Regional Housing Needs	 Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate 30,145 units (ongoing). Maintain an inventory of sites and make it available to interested developers (ongoing). 	The County has made a Potential Housing Sites application open to the public.¹ The application includes the adequate sites inventory from the 2014-2021 Housing Element. The following community-based plans are currently being updated and/or created: • East San Gabriel Valley Area Plan • Metro Area Plan • Santa Monica Mountains North Area Plan Department of Regional Planning (DRP) has been working with the County CEO to coordinate the transfer of RHNA in annexations. During the planning period, the County transferred a total of 2,705 units as follows: 2,659 units to the City of Santa Clarita, 40 units to the City of Glendora, and 6 units to the City of Palmdale. Continued Appropriateness	
	The 2021-2029 Housing Element includes an updated program to reflect the 6 th cycle RHNA and the County's strategy for meeting the RHNA of 90,052 units. The updated Housing Element includes programs to monitor for no net loss (SB 166) and ADU trends.		
2. General Plan Update	Maintain an inventory of sites and make it available to interested developers (by 2014).	The Los Angeles County Board of Supervisors (Board) adopted the updated General Plan on October 6, 2015. The Adequate Sites Inventory is available to the public on the County's Potential Housing Sites application. ¹ Continued Appropriateness	

¹ The County's Potential Housing Sites application is available at: http://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=75fba821076b4df48f0e00fe701b6841. Accessed July 2020.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		The comprehensive update of the General Plan was completed in 2015. No comprehensive update of the General Plan is anticipated during 2021-2029 Housing Element planning period.
3. Zoning Ordinance Update Program	 Mitigate possible constraints on low- to moderate -income and special needs housing development caused by County rules and regulations. Amend the Zoning Ordinance through the Technical Update (by 2015). Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs (by 2016). 	The Zoning Ordinance Update Program, now the Technical Update to Title 22, was adopted January 2019. The ordinance amended Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. In 2019, the Board adopted the Density Bonus Ordinance Update (see Program 4, Density Bonus Ordinance). Continued Appropriateness DRP is committed to updating the Zoning Code annually through "Tune-Ups" to incorporate new state laws and for cleanup purposes.
4. Density Bonus Ordinance	Continue to promote the County Density Bonus Program to developers through the dissemination of brochures, presentations, and web postings on the DRP website and by offering technical assistance to the public (ongoing).	On October 15, 2019, the Board adopted the Density Bonus Ordinance Update, which implements the State Density Bonus Law. The ordinance promotes affordable and senior housing and restructures related provisions for ease of use. The County developed materials to coordinate the implementation of density bonuses with overlapping policies such as SB 35, AB 2162, and AB 2222. Staff continues to promote the Density Bonus Ordinance through a webpage, bilingual fact sheets and flow charts, and offers technical assistance and consultation to the public.
		Continued Appropriateness This program has been completed. The County's Density Bonus Ordinance will be updated as needed to reflect updates to the State Density Bonus Law. A new program - Housing for Deeply Low Income Households - may require future updates to the Density Bonus Ordinance.
5. Infill Sites Utilization Program	Promote the County Infill Sites Utilization Program and offer technical assistance to the public, as funds become available, in conjunction with the Density Bonus Ordinance (by 2014, ongoing).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. As of 2019, the program provided for the acquisition and rehabilitation of 19 homes reserved as affordable rentals for households earning less than 50% of the Area Median Income (AMI). Continued Appropriateness This program has concluded and is not included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
6. Transit- Oriented Districts Program	 Complete Willowbrook Transit Oriented District (TOD) Specific Plan (by 2016). Establish all TOD Specific Plans (by 2021). Eleven TODs will be located along the Metro Blue Line, Green Line, Gold Line, Gold Line Extension, and near the Metro Silver Line. 	East LA 3rd Street Specific Plan The East LA 3rd Street Specific Plan was adopted on November 12, 2014. The Specific Plan guides development surrounding the Metro Gold Line Stations and improves adjacent neighborhoods. This Specific Plan was amended in February 2020. The amendment provided minor technical changes to promote ease of use. Willowbrook TOD Specific Plan The Willowbrook TOD Specific Plan was adopted by the Board on September 18, 2018. The Willowbrook TOD Specific Plan aims to facilitate residential and employment-generating development in the Rosa Parks/Imperial Metro Station area. The Specific Plan includes the recommendations of the Martin Luther King, Jr. Medical Campus Master Plan and other planning efforts in Willowbrook. West Carson TOD Specific Plan The West Carson TOD Specific Plan was adopted by the Board on October 1, 2019. The West Carson TOD Specific Plan aims to facilitate residential and employment-generating development in the Carson Metro Bus Station area. This Specific Plan is facilitated in conjunction with the Harbor-UCLA Hospital Master Plan. Connect Southwest LA: A TOD Specific Plan for West Athens- Westmont This Connect Southwest LA TOD Specific Plan was adopted on May 12, 2020. Connect Southwest LA guides development in the area between the Metro Green Line Vermont/Athens Station and Los Angeles Southwest College. Florence-Firestone TOD Specific Plan The Florence-Firestone TOD Specific Plan guides future land use development and transportation access for the disadvantaged community in Florence-Firestone. The strategies and goals will be consistent with the County's General Plan, the Florence-Firestone Community Plan, Metro West Santa Ana Branch TOD Strategic Implementation Plan, the SCAG RTP/SCS, and California Transportation Plan 2040. Continued Appropriateness The County will continue to use the TOD as a tool to facilitate housing development. These TOD Specific Plans will be updated as part of the Metro Area Plan, which is included as an implementation program in the 20
7. Second Unit Ordinance	Promote the Second Unit Ordinance through the Department of Regional Planning website and brochures at public counters to increase affordable rental options in the County (by 2014).	The Accessory Dwelling Unit Ordinance, adopted in 2019, was updated to be consistent with State laws enacted in January 2020. The ordinance update was adopted in October 2020. The County continues to implement the State law and promote

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		ADUs through a number of initiatives, such as the Homeless Initiative ADU Pilot Program.
		Continued Appropriateness
		As required by State law (AB 671), the 2021-2029 Housing Element includes a program to incentivize ADUs.
8. Small Lot Subdivisions Ordinance	Establish a Small Lot Subdivisions Ordinance to promote affordable homeownership through the allowance of smaller, fee-simple lots in areas zoned for two-family and multifamily housing where infill development is	On June 9, 2020, the Board adopted the Compact Lot Subdivision Ordinance. The Compact Lot Subdivision Ordinance establishes provisions for fee-simple, single-family residential lots that are less than 5,000 square feet in the multi-family residential zones.
	encouraged (by 2016).	Continued Appropriateness
		The County will continue to implement the Compact Lot Subdivision Ordinance. However routine implementation of this ordinance is not included in the 2021-2029 Housing Element as a specific housing program.
9. Air Quality and Housing	Improve health conditions to the greatest extent while providing an adequate housing supply. The following measures will be implemented during the planning period: Collaborate with appropriate private and public agencies to address air quality and housing development issues (ongoing), Consider the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway (by 2016), Revise County policies to reflect identified best practices (ongoing).	The Los Angeles County Development Authority (LACDA) does not fund residential development, including housing, play areas, community rooms, and community gardens, within 500 feet of a freeway. All projects that receive funding through LACDA's annual notice of funding are required to comply with these provisions. Continued Appropriateness This is included in the 2021-2029 Housing Element as a policy statement.
Housing Afford	ability	
10. First 5 LA Supportive Housing for Homeless Families Fund	 Provide services to families with young children who are homeless or at risk of homelessness. Serve 60 children with new housing development. Serve 400-500 children over a two-year period through rental assistance (ongoing). 	In 2012, LACDA awarded five projects through the First 5 LA Notice of Funding Availability (NOFA). NOFA funded projects are: Beverly Hills Terrace, Cedar Ridge Apartments, Marv's Place Apartments, Vermont Manzanita, and Whittier Place. Beverly Hills Terrace, the final project in the First 5 LA Project, was completed in January 2018. Supportive services continue to be provided for the First 5 LA Project households. Continued Appropriateness This program no longer exists as a funding source. Services are still provided at all projects that resulted from this funding source. This program is not included in the 2021-2029 Housing Element.
11. Countywide Affordable	Assist in the development of 350 extremely low and very low income rental housing units in the unincorporated areas through gap	LACDA has provided funding for a total of 1,196 units through the NOFA. In 2019, No Place Like Home was issued and

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
Rental Housing	financing, a revolving loan fund, and technical assistance during the planning period	funded 58 housing developments and 4,251 units. As of 2019, LACDA received NOFA applications for a total of 2,722 units.
Development	(ongoing).	Continued Appropriateness
		This program has been updated and is included in the 2021-2029 Housing Element.
12. Priority of Water and Sewer for	Upon adoption and certification, provide copies of the Housing Element, including information on sites used to meet the RHNA,	DRP distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas in 2014.
Affordable Housing	to all water and sewer districts that may be required to provide service to developments	Continued Appropriateness
riousing	within the unincorporated areas (by 2014).	This program has been updated and is included in the 2021-2029 Housing Element.
13. Homebuyer	Assist 1,050 low- and moderate-income first-time homebuyers in the unincorporated area	The County provided assistance through the following programs during the planning period:
Assistance	and 43 affordable units through AHOP during the planning period (ongoing).	 HOP – 284 assistance loans were funded with a value of \$13,807,239.
	Home Ownership Program (HOP) – 200 households	 MCC – 674 MCCs were issues with a value of \$212,335,943.
	Mortgage Credit Certificate Program (MCC) 250 beyond holds	SCHFA – 164 loans were allocated.
	(MCC) – 250 households	AHOP – 35 affordable units were sold.
	Southern California Home Financing Authority (SCHFA) – 600 households	The County also issued 65 loans through the SCHFA funded First Home Program in 2017.
 Affordable Homeownership Opportunities Program (AHOP) – 43 affordable units 	Continued Appropriateness	
	This program has been updated and is included in the 2021-2029 Housing Element.	
14. Section 8 Rental	Rental Assistance low- and very low-income households and homeless individuals and families in the unincorporated areas during the planning period (ongoing). • Housing Choice Voucher – 3,800 households	As of 2019, LACDA's Housing Voucher Program allocated 26,882 vouchers, including:
Assistance		922 Project-Based vouchers;
		2,692 Veterans Affairs Supportive Housing (VASH) vouchers; and
		 34 Housing Opportunities for People with AIDS (HOPWA) vouchers.
 Homeless Set Aside Program – 70 homeless individuals or families Housing Opportunities for Persons with AIDS – 30 homeless persons with HIV/AIDS 	During the planning period, LACDA assisted 2,482 homeless families through HCV, 1,841 homeless veterans through VASH, and 34 families through HOPWA. Nearly all vouchers require monthly monitoring and payments.	
	Continued Appropriateness	
		This program has been updated and is included in the 2021-2029 Housing Element. This program will include expanded outreach efforts to educate the public regarding California's Source of Income protection (SB 329), requiring landlords to accept public assistance (including HCVs) as a legitimate income source for rent payments.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
15. Family Self- Sufficiency Program	 Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. Annually apply to foundations, corporations, and public and private organizations for funds to provide additional supportive services during the planning period (ongoing). 	As of 2019, a total of 438 families were enrolled in the Family Self-Sufficiency (FSS) program. 124 of the 438 families participating in the FSS program have escrow accounts. From 2017 to 2019 the program graduated 111 participants, 6 of which purchased homes and 16 transitioned out of the rental market. The FSS program offered seminars such as HUD approved Homebuyer Educational workshops and Financial Empowerment seminars throughout the planning period. The FSS program now partners with the Workforce Development, Aging, and Community Service. Five FSS participants gained employment with Build Your Dreams (BYD) through on the spot employment recruitment. In conjunction with the Community Development Foundation, three youth received a scholarship from the CDF thanks to the information the FSS Coordinator's provided their families. Continued Appropriateness This program has been updated and is included in the 2021-2029 Housing Element.
16. Housing Relocation for CalWORKs Participants	During the planning period, continue to provide one-time-only assistance to CalWORKs participants to ensure their success in obtaining/maintaining employment	During this planning period, CalWORKs housing relocation data was not available. Further updates are not available. Continued Appropriateness
Program		This is not a housing program and is not included in the 2021-2029 Housing Element.
17. Shelter Plus Care – Supportive Housing Program	Annually apply for funding to develop and expand the Continuum of Care strategy for homeless persons using Shelter Plus Care (S + C) – Supportive Housing Program (SHP) during the planning period (ongoing).	LACDA's Continuum of Care program received nearly \$100 million in renewal funding for existing Continuum of Care projects during the planning period. Over \$17 million was allocated towards expansion projects. At the end of the 2018 fiscal year (FY), LACDA applied for an additional \$30,081,409 in renewal funding for the 2019 FY.
		Continued Appropriateness
		This program has been updated and is included in the 2021-2029 Housing Element.
18. Green Grant Program	Provide grants to low-income homeowners in unincorporated East Los Angeles for energy efficiency upgrades. Implementation funds will be annually allocated based on CDBG funding availability (ongoing).	The Green Grant Program was discontinued in 2014. Continued Appropriateness This program is not included in the 2021-2029 Housing Element.
19. Winter Shelter Program for Homeless (WSP)	Annually operate the 19 WSP sites (1,491 beds) throughout Los Angeles County (ongoing).	Of the 1,518 total beds, the County funded 846 WSP beds through the Emergency Solutions Grant Administration (ESG) and General Funds. In 2017, the County extended the program from 90 days to 120 days, extending from December to March. Bed capacity was expanded during extreme weather conditions. The Los Angeles Homeless Services Authority (LAHSA) received funding from County Measure H, City General Funds, Continuum of Care (CoC), Community Development Block Grant (CDBG), ESG, the County Department of Public Social Services (DPSS), and the

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		Independent Living Program. The increased funding allowed for a total of 4,518 total beds, and for all publicly funded shelters to move to 24-hour operation.
		Continued Appropriateness
		This program has been updated and is incorporated into a new comprehensive homelessness program the 2021-2029 Housing Element.
Neighborhood a	and Housing Preservation	
20. Ownership Housing Rehabilitation Assistance	Assist 3,365 low-income households in the unincorporated areas during the planning period (ongoing). Single-Family Rehabilitation Loan Program – 125 households Single-Family Home Improvement Program – 1,500 households Residential Sound Insulation Program–1,500 households Handyworker Program – 240 households	The following number of loans/grants were completed during the planning period: Single-Family Rehabilitation Loan Program – 115 households Single-Family Home Improvement Program – 612 households Residential Sound Insulation Program – 2,816 households Handyworker Program – 24 households Continued Appropriateness This program has been updated and is included in the 2021-2029 Housing Element.
21. Public Housing Modernization Program	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period (ongoing).	Modernization of existing public housing is an ongoing activity of the Housing Authority. Over 9,765 units were undergoing modernization during the planning period. Continued Appropriateness This program has been updated and is included in the 2021-2029 Housing Element.
22. Preservation of At-Risk Housing	For the 2014-2024 period, 582 housing units for low-income households are at risk of converting to market rate. The following measures aim to preserve the at-risk units (ongoing): • Annually update the status of at-risk housing projects, • Discuss preservation options with at-risk project owners, • Contact non-profit housing organizations about preserving the at-risk projects (by 2014), • Pursue funding from State and federal programs, • Allocate Section 8 Housing Choice Vouchers for households displaced due to the Section 8 project-based rental assistance expiration,	The Preservation Unit (LACDA) and the County Department of Consumer and Business Affairs are implementing the Rent Stabilization and Mobilehome Rent Stabilization Ordinances, which were adopted in 2019. In addition, the County established the Emergency Preservation and Tenant Assistance Fund (EPTAF), assisting 82 low-income families to remain at their rental properties. Another 144 units with expiring affordability were preserved as affordable with CalHFA refinancing. LACDA plans to establish a Preservation Database to keep track of County programs that have expiring commitments to improve the preservation of affordable housing and work with the private builders to keep the housing at bond rates. LACDA has also completed a Displacement Study to prioritize the allocation of resources to areas where displacement is likely to occur. Continued Appropriateness These housing preservation and tenant protection programs are included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
	 Provide notification of expiring units and engage tenants in the effort to preserve at-risk units. 	
23. Foreclosed Property Tracking System	 The following measures seek to maintain an active GIS mapping database of properties entering the foreclosure process (ongoing): Develop a foreclosure database for mapping, tracking, and monitoring properties in foreclosure (by 2014), Coordinate with County departments to detect foreclosures throughout the planning period, Use the information to inform community-based planning efforts and place-based programs and strategies. 	In 2014, Public Works established a mapping program for properties in the unincorporated areas that have a Notice of Default or Notice of Trustee Sale filed. ² No updates have been made since 2014. Continued Appropriateness This program is not included in the 2021-2029 Housing Element. However, in the event that there is an increase in foreclosures, the County may reinstate the tracking system.
Equal Housing	Opportunity	
24. Fair Housing Program	 Annually allocate funding to support fair housing and tenant/landlord services during the planning period. Provide training to County staff on fair housing laws and responsibilities (ongoing). 	Fair housing and tenant services are ongoing. During the planning period, the County assisted 10,573 clients directly. An average of over 245,000 client contacts were made annually. The County distributed an average of over 15,000 pieces of education material per year. In 2019, 183 clients were counseled, 68 cases were opened, and 13 cases were referred. The County's five-year Consolidated Plan includes provisions for additional fair housing. LACDA will use \$500,000 in nonfederal County funds to execute an agreement with the Housing Rights Center at the start of the 2020 fiscal year. This agreement will provide expanded fair housing services, including education, outreach, investigation, training of testers, testing and legal consultation. The services will include outreach to residents and landlords to educate them on source of income protections. Continued Appropriateness This program has been expanded to include relevant actions outlined in the Regional Analysis of Impediments to Fair Housing Choice.
25. Best Practices for Accessible Housing	 Ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS). Expand design requirements for or new construction for affordable and special needs multi-family housing projects funded by NOFA requiring: 	In 2014, LACDA established measures to ensure funded projects complied with applicable regulations regarding accessible units, including ADA 201, CDC Chapter 11B, and Section 504 UFAs-compliant units for federally funded projects. NOFA provided incentives for universal design features to promote accessibility and required projects to include federal Low Income Housing Tax Credit financing. This effectively doubled the minimum percentage of accessible units because the state TCAC requires 10% of units to be

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² PW's Land Records Viewer is available at: https://pw.lacounty.gov/sur/landrecords/index.cfm?docType=TM. Accessed July 2020.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
riogiam	 5% of dwelling units to be accessible for persons with mobility disabilities; and 2% of units to be accessible to persons with hearing or visual disabilities. Allow and support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds (by end of 2014). Complete ongoing research, review, and update best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws (by end of 2014). Update NOFAs to require and encourage universal design principles, and, where appropriate, award extra points for projects that exceed minimum standards for accessibility (by end of 2014). Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center website (ongoing). 	accessible for persons with mobility impairments, and 4% of the units to e accessible to people with sensory impairments. The TCAC requirements continue to be used and meet current ADA standards for projects received funding from the 2018 NOFA process. All projects are subject to design review for compliance and are required to obtain a CASP certification. Accessible units must be registered on the Los Angeles County Housing Resource Center (LAC-HRC) website prior to the application process. LACDA also participates in a Cooperation Agreement with the City of Los Angeles Housing and Community Investment Department (HCIDLA) to maintain a website for accessible unit registration. Continued Appropriateness This program has been updated and is included in the 2021-2029 Housing Element.
26. Homeowner Fraud Prevention	Continue to provide fraud prevention counseling services to low- and moderate-income homeowners during the planning period.	There are no recent updates to the Homeowner Fraud Prevention program. The Department of Consumer and Business Affairs continues to provide ongoing fraud prevention counseling services to low- and moderate-income homeowners. Continued Appropriateness This is not included in the 2021-2029 Housing Element.
27. Reasonable Accommodatio ns Ordinance	 Review reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations and increase public awareness of the Reasonable Accommodations Ordinance (by 2014). Clarify the definition of "individual with a disability" and remove outdated application requirements in the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code (by 2015). Consider amendments to the notification and appeals provisions of the Ordinance to 	The Board adopted the Technical Update to the Zoning Code in January 2019. The Technical Update includes a simplified definition of "individual with a disability." Continued Appropriateness This program has been updated and is included in the 2021-2029 Housing Element.

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
	ensure the protection of the privacy rights of persons with disabilities through the Zoning Ordinance Update Program (by 2016).	
28. CEQA Streamlining	 Design planning documents within urbanized areas near employment and transit to allow development with a streamlined environmental review, to the extent possible (ongoing). Develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA (by 2014). 	In 2016, DRP revised and used the CEQA Streamlining Guidelines to determine whether projects are eligible for CEQA exemptions or streamlining. In 2018, DRP developed resources to understand the CEQA exemptions and streamlining provisions for affordable housing and infill projects. DRP also developed GIS layers of environmental data to assist the staff review of CEQA exemptions related to flood hazards, farmlands, wetlands, fire hazards zones, sensitive habitat areas, etc. Continued Appropriateness This routine staff function is not included in the 2021-2029 Housing Element as a separate program.
29. Coordination and Implementation	Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing (by 2018).	The County established a working group dedicated to supporting projects for the Affordable Housing and Sustainable Communities Program. This group focuses on streamlining interdepartmental coordination around affordable housing and consists of staff from LACDA, DRP, Chief Sustainability Office, Department of Public Health, Chief Executive Office, Department of Parks and Recreation, and Public Works. Housing Data Tracking Table The County developed a housing data tracking tool utilizing EPIC-LA to capture the number of market rate and affordable residential units that are entitled and constructed every year. The County will now more easily track the number of projects that utilize the County's Density Bonus Ordinance (DBO) and the additional units created by the DBO, as well as the number of new homeless/emergency shelter beds and family shelters that are approved every year. One-Stop Meetings DRP coordinates monthly "one-stop" meetings to provide feedback on projects before applicants submit a complete application. County agencies, such as Public Works, Fire Department, Department of Public Health, LACDA, and DRP provide written comments on draft plans and application materials to prevent delays and further streamline the review process. A representative from every agency attends the meetings, discusses comments with the applicant, provides a timeline for review, and provides information on fees. EPIC-LA e-Reviews DRP initiates the e-Reviews process with multiple County agencies after a complete application is received. County staff review the same digital file and provide comments and necessary clearances electronically. Applicants see the progress and submit revisions electronically. Affordable Housing Case Planners DRP designated a team of planners to serve as a single point of contact for all applicants providing affordable units. The

Table C-2: Review of 2014 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
		planners review all affordable housing projects and counsel any applicant on the County's DBO. The team implemented AB 2162, SB 35 and AB 1763 to increase affordable and permanent supportive housing production countywide. Housing Policy Section A team of planners specializing in housing policy completed the By-Right Housing Ordinance, Interim and Supportive Housing Ordinance, Affordable Housing Preservation Ordinance, Inclusionary Housing Ordinance, Accessory Dwelling Unit Ordinance Update, Density Bonus Ordinance Update, and Compact Lot Subdivision Ordinance. The Housing Policy Section supports the Department's compliance with State laws by issuing informational memos, advising case planners, and creating implementation materials for staff and the public, such as applications, flow charts, and worksheets. Continued Appropriateness
		These routine staff functions and are not included in the 2021-2029 Housing Element as a separate program.
30. Housing Element Annual Progress Report	Prepare an annual report for submittal to HCD by April 1 during the planning period.	Housing Element annual progress reports were prepared annually throughout the planning period. Continued Appropriateness This routine staff function is not included in the 2021-2029 Housing Element as a separate program.
31. Monitoring Housing Issues	Ongoing efforts during the planning period will include, but are not limited to: Attending housing and legislative review conferences. Attending training workshops. Consulting with housing professionals through the Development Advisory Group, etc. Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG). Interfacing with other County agencies and the public.	Various County departments and agencies continue to coordinate and provide input on proposed housing legislation and implementation, as well as to pursue opportunities for affordable housing. Ongoing efforts include, but are not limited to: attending housing and legislative review conferences; attending training workshops; consulting with housing professionals; working with the State to enhance and refine state mandated housing policies; participating in regional planning efforts coordinated by SCAG; and interfacing with other County agencies and the public. County staff also worked with the CEO to coordinate legislative responses. Continued Appropriateness This routine staff function is not included in the 2021-2029 Housing Element as a separate program.

APPENDIX D: PUBLIC PARTICIPATION







The County implemented an engagement strategy tailored to the constraints set by the COVID-19 pandemic. This section summarizes outreach activities conducted as of August 1926, 2021. Additional outreach will be conducted through Board of Supervisors adoption of the Housing Element, and will be summarized in the certified Housing Element.

The engagement featured 39 40 online workshops, stakeholder and community meetings that reached 751 752 attendees. County staff provided background on housing needs in the unincorporated areas, and how the Housing Element addresses those needs. Staff also explained the County's rezoning methodology and presented the interactive Story Map of proposed rezoning in communities.

County staff engaged all socio-economic segments of the community through flyers, emails, social media, a dedicated Housing Element website, an interactive Story Map, and a survey. The County received input from individuals and stakeholder groups with a wide range of experience and backgrounds. Stakeholder groups included community members, community serving organizations, developers, and housing advocates. Eight email blasts were sent to a mailing list that has grown to over 1,200 people, and the online survey produced a total of 349 responses.

The outreach program was designed to also engage Spanish speakers. County staff translated the Housing Element informational flier, survey, and rezoning program interactive Story Map, presented bilingual slides at outreach meetings, provided a dedicated phone line for Spanish-language inquiries, and made interpretation available at workshops and meetings.

In addition, County staff held eight public discussions on the Housing Element Update with representatives from the Board of Supervisors, from September 2019 to February 2021, and provided seven updates to the Regional Planning Commission from July 2019 to April 2021.

MEETINGS AND COMMENTS RECEIVED

Housing Element Update meetings included nine countywide workshops hosted by DRP, 22 community group meetings, and eight nine issue-focused stakeholder meetings.



The first workshop (July 30, 2020) introduced the Housing Element. The second and fourth workshops (September 22, 2020) were geared toward housing advocates, and the third workshop (January 23, 2021) provided additional information about the proposed rezoning program and also served as a scoping meeting for the Housing Element Update Environmental Impact Report.

Subsequent workshops were devoted to the "Big Ideas" of the Housing Element. These workshops provided background on the housing affordability crisis in the State and County. For these presentations, an artist created images to illustrate examples of how the crisis impacts the everyday lives of County residents (and how the Housing Element provides solutions).

At community group meetings, County staff made presentations on the basic requirements of the Housing Element, presented the components of the County's Housing Element as well as the rezoning Story Map, and introduced the CEQA process.

Key feedback gathered during the series of workshops is provided in <u>Table Table D-1</u>, which includes comments from meetings and surveys, and how they are addressed by policies and programs.

A full list of stakeholder groups engaged in the Housing Element Update is provided in **Table D-2** (Entities and Groups Engaged in the Preparation of the Housing Element). The list includes community groups, housing advocates, and building industry representatives.

Community feedback highlighted the high cost of housing. Issues that stemmed from this include increased homelessness, overcrowding, and high rents. Other comments focused on providing specialized housing for people experiencing homelessness. People living in rural areas expressed concerns over protecting environmentally sensitive land and avoiding urbanization. Residents of built-up suburban areas suggested rezoning underutilized commercial areas. Some community members sought housing that would support a vibrant commercial street, while another key concern was increased traffic, overdevelopment, and potential exposure to pollution caused by more density. Stakeholders asked if parking structures would be considered for conversion into housing, and if building standards could be strategically adjusted to make it easier to build multifamily housing. Other comments called for alignment with the Climate Action Plan greenhouse gas emission reduction goals. Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development. Other recommendations included a labor standards and/or a community wealth policy in the Housing Element Update that would require family supporting wages, and skills training and job access to community members for future housing construction projects.

County staff also collected surveys and/or provided informational materials at 33 Parks After Dark events; at the annual community meeting convened by the LACDA (held virtually in 2020); and the 2020 Homeless Initiative Conference.



WEB SITE AND STORY MAP

County's Housing Element Update site web (https://planning.lacounty.gov/housing) served the as clearinghouse for information. Visitors to the web site could find contact information for DRP's Housing Policy section, obtain general information about the Housing Element and project timeline, as well as review draft materials. DRP posted a preliminary draft of the Housing Element Update on June 7, 2021, and a public hearing draft on July 30, 2021, and provided the public with the opportunity to submit their comments on the Draft Housing Element via email. DRP posted a-revised public

hearing drafts on its web site on August 19 and August 26, 2021.

The Housing Element web site includes an interactive Story Map to present the rezoning program. The Story Map combines text, maps, and illustrations, and can be read in English or Spanish. The Story Map provides background about the purpose and regulatory context of the Housing Element, as well as the County's rezoning methodology. The Story Map illustrates the County's environmental constraints and rezoning prioritization criteria.



SURVEY

County staff also gathered community input via an anonymous online housing survey. The survey was available in English and Spanish and could be completed on a computer or mobile device. The survey questions were related to existing and future housing needs and how the County should meet those needs.

Respondents were provided opportunities for unrestricted feedback. The survey results reflected a variety of participant perspectives, including those of homeowners, tenants, and advocates, including for people with disabilities, dispersed over a large geographic area. Most respondents indicated that they live, work, or own property in the unincorporated areas. The survey

reached people across Los Angeles County, from areas characterized by dense multifamily housing near transit and freeways, to rural and semi-rural areas.

While the vast majority of respondents live in single-family homes, others live in apartments, townhomes, and condominiums. A few respondents selected accessory dwelling unit, senior housing, mobilehome park, RV, supportive housing, indicated that they were experiencing homelessness, or selected "other" living situations.

In response to the question "What types of housing would you like to see more of in your community?" the top three responses were single-family homes, followed by supportive housing and senior citizen housing. Mobilehome parks received the fewest number of responses.

When asked "What should the County do to address the housing crisis in the unincorporated areas?" the most frequently selected response was to help residents with housing costs, followed by protecting

owners and renters from fraud, displacement, and discrimination, and helping people locate available housing.

The survey contained policy goals to which respondents could indicate their level of support or opposition. The most-supported policy goal was that housing should be livable and well-designed, and contribute to the quality of neighborhoods. The policy goal that received the highest level of "do not support" responses was "The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc."

The freeform survey responses reflected a wide range of experiences and perspectives. Some respondents did not support higher-density housing in their community due to concerns over community character, natural hazards, traffic, infrastructure, impact on services and/or crime. Others expressed a desire to build more housing on their own properties, such as ADUs and tiny homes, or more flexibility in building alternative housing types, such as shared housing. Other respondents wanted more affordable housing built, including supportive housing and housing for people with disabilities. Some respondents advocated for equal housing opportunities and enforcement of tenant protections, as well as financial assistance to help with housing costs.

The following section identifies the goals, policies, and programs in the Housing Element, or existing ordinances, that address the public comments received.

SUMMARY OF COMMENTS RECEIVED

The general themes of public comments received are summarized. This summary does not attempt to reconcile the differences in opinions.

Table D-1: Summary of Comments and Housing Element Response

Ongoing Efforts and Housing Element Programs Comments **Opportunities for New Housing** The By-Right Housing Ordinance encourages infill development in urbanized areas by allowing multifamily housing by-right in Re-zoning of underutilized commercial zones where appropriate (such as outside of Hillside commercial/industrial areas and single-Management Areas). family areas for housing. The Adequate Sites for RHNA program outlines the County's plan to Rezoning of commercial uses into housing rezone to accommodate the projected housing demand. The would lose vibrant commercial streets. rezoning methodology was developed in accordance with State law. which requires local jurisdictions to address historic racial Conversion of parking into housing. segregation and provide additional housing opportunities in higher-Housing on properties owned by religious resource areas. The County's methodology balances equity with organizations. other considerations, such as the amount of County land in naturally constrained and environmentally sensitive areas (such as Fire Transit-oriented development. Hazard Severity Zones and Significant Ecological Areas). New housing opportunities should be Other relevant programs: distributed equitably and not overconcentrated in one community. Florence-Firestone Transit Oriented District Specific Plan East San Gabriel Valley Area Plan Metro Area Plan Adaptive Reuse Ordinance

Table D-1: Summary of Comments and Housing Element Response

Comments

Cost of Housing

- High cost of housing; issues stemming from this concern include increased homelessness, overcrowding, and high rents.
- Homeownership not affordable.
- Housing for extremely low income households.
- Missing middle housing.
- Enforcement of affordable housing opportunities.
- Mixed income housing.
- Inclusionary housing for affordable housing.
- Increase funding for affordable housing and specifically provide pre-acquisition funds.
- Prioritize community land trusts.
- Affordable housing should be made permanently affordable.

Ongoing Efforts and Housing Element Programs

The County's Inclusionary Housing Ordinance requires that 5 - 20% of new units are affordable to extremely low, very low, or lower income tenants or middle-income home buyers. The number of affordable units that are required depends on the size of the project, whether it is rental or for-sale units, and the level of affordability provided. The County is updating its inclusionary feasibility study in an effort to include more communities.

The Compact Lot Subdivision Ordinance establishes provisions for compact lot subdivisions in multifamily residential zones. This allows for subdivisions to create "compact lots" that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet.

The Density Bonus Ordinance also encourages developers to provide affordable housing by providing additional density and other zoning incentives. The County has updated its Density Bonus Ordinance to provide incentives for deeper affordability, including extremely low income units, and a longer affordability period.

Through the State Housing Legislation Advocacy program, the County will continue to advocate for State legislation to support the creation and preservation of affordable housing locally. DRP worked with the CEO, County Counsel, and the Board of Supervisors to successfully introduce AB 634, which proposes to expand the length of covenants to preserve housing at risk of expiration.

The Pilot Community Land Trust program will pilot the acquisition of housing by community land trusts and nonprofit organizations to create long-term affordable housing.

Other relevant programs:

Marina del Rey Affordable Housing Policy

Inclusionary Housing Feasibility and Implementation

Missing Middle Program

Housing for Acutely Low Income Households Program

Countywide Affordable Rental Housing Development

Section 8 Rental Assistance

Preservation of At-Risk Housing

Emergency Preservation and Tenant Assistance Fund

Rent Stabilization and Mobilehome Rent Stabilization Ordinances

Stay Housed L.A. County

Affordable Housing Program Budget

Homebuyer Assistance

Table D-1: Summary of Comments and Housing Element Response

Comments		Ongoing Efforts and Housing Element Programs		
Housing •	Condition Provide assistance to homeowners who wish to expand or renovate their homes.	The Ownership Housing Rehabilitation Assistance program allocates resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes, and to remove health and safety hazards.		
 All types of housing, including affordable housing, are needed. RVs can be an affordable housing option. 		The Interim and Supportive Housing Ordinance encourages the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living. The ordinance includes provisions to streamline shelter and accessory shelter review by allowing them by-right in certain zones where appropriate, and expand parking options for recreational vehicles, among other provisions.		
•	Tiny homes. Small units to accommodate singles and couples.	A number of Housing Element programs foster a diverse housing stock throughout the unincorporated areas. Relevant programs include:		
•	Housing with three or more bedrooms to accommodate families.	Accessory Dwelling Unit Construction Missing Middle Housing		
•	Shared housing and co-living models for seniors and the individuals experiencing homelessness.	Housing Types Definitions Program Alternative Housing Types and Building Methods Program		
Special I	A need for specialized housing for people experiencing homelessness. Affordable housing should be prioritized for people experiencing homelessness. Housing choices for seniors who would like	The Interim and Supportive Housing Ordinance encourages the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living. The Ordinance includes provisions to streamline shelter and accessory shelter review by allowing them by-right in certain zones where appropriate, and expand parking options for recreational vehicles, among other provisions.		
•	to stay in the community but may want to downsize. Housing with universal design for persons	Other relevant programs: Best Practices for Accessible Housing Rapid Re-Housing and Shallow Subsidy Programs		
•	with disabilities. Supportive housing is needed. Design housing to incorporate assisted living arrangements for developmentally	Safe Parking Services for People Experiencing Homelessness and Homelessness Prevention		
Housing	disabled adults. and Density	Supportive Housing Programs Temporary Housing Programs The Adequate Sites for RHNA program will be implemented through		
•	Concern with traffic caused by increased density.	future planning efforts, not directly through the Housing Element. One potential strategy to implement the rezoning program is through local area plans, which will also include capital improvement plans.		
•	Upzoning will worsen parking issues and create incompatibility with surrounding neighborhoods.	For development in the R-5 (High Density Multiple Residence) or Mixed Use Zone, the County's Zoning Code allows the County to require the applicant to conduct technical studies on a project's traffic and sewer impacts, provide certification that water facilities		

Table D-1: Summary of Comments and Housing Element Response

Comme	nts	Ongoing Efforts and Housing Element Programs		
•	Inadequate infrastructure, services, and parks in urbanized areas.	are adequate, and require the applicant to construct or fund necessary infrastructure improvements.		
•	Overcrowding.	Other relevant programs:		
•	If future projects on rezoned parcels are to	Residential Parking Program Analysis and Code Update		
	Inadequate infrastructure, services, and parks in urbanized areas. Overcrowding. If future projects on rezoned parcels are to be built at the maximum allowable density, building height and massing will not be compatible with existing neighborhoods. ICEMENT Upzoning would have an impact on properties that are currently tenant-occupied. Balance between tenant protection and new production.	Park Access for New Residential Development		
		These programs will address creative parking solutions, providing amenities, and enhancing neighborhood conditions.		
Upzoning would have an impact on properties that are currently tenant-		The Affordable Housing Preservation Ordinance requires that units that are or were on the site that were occupied by extremely low, very low, or lower income tenants, be replaced with units that are affordable at the same income level or below.		
•	Balance between tenant protection and	The Adequate Sites for RHNA program is focused on commercial corridors, where most of the existing uses are non-residential. In addition to the County's rent stabilization and tenant protections, there are other tools available to protect existing residents and ensure that affordable housing is included in new development.		
		Other relevant programs:		
		Inclusionary Housing Feasibility and Implementation		
		Preservation of At-Risk Housing		
		Preservation Database		
		Anti-Displacement Mapping Tool and Displacement Risk MapStudy		
		Emergency Preservation and Tenant Assistance Fund		
		Rent Stabilization and Mobile Home Rent Stabilization Ordinances		
		Stay Housed L.A. County		
Fair Hou	•	The Housing Element includes an analysis of the County's existing conditions regarding integration and segregation and an examination of new housing opportunities through the lenses of equity and affirmatively furthering fair housing. Program 39: Affirmatively Furthering Fair Housing outlines the County's multiple efforts to promote equal access to housing.		
Governi	nental Constraints	The Compact Lot Subdivision Ordinance establishes provisions for		
•	adjusted to make it easier to build	compact lot subdivisions in multifamily residential zones. This allows for subdivisions to create "compact lots" that are less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet.		
•	navigate approvals from multiple agencies.	The By-Right Housing Ordinance encourages infill development in urbanized areas by allowing multifamily housing by-right in commercial zones where appropriate (such as outside of Hillside Management Areas).		
•	County's entitlement process for housing	Other relevant programs:		
	developments is lengthy and complicated.	Comprehensive Residential Design and Development Standards		
		1		

Table D-1: Summary of Comments and Housing Element Response

	•	
Comme	nts	Ongoing Efforts and Housing Element Programs
•	A streamlined, interagency (i.e., Regional	Residential Parking Program Analysis and Code Update
	Planning, Fire, and Public Works) approach to promoting housing development; break	Adaptive Reuse Ordinance
		Housing Types Definitions Program
•	By-right approval and CEQA streamlining.	Title 21 Update Program
•	Centralized database of vacant land.	Performance Tracking
•	Compact lots.	Annual Zoning Code Technical Update
•	Make it faster and easier to bring unpermitted construction into compliance.	
Environmental Protection		Climate Action Plan
•	Concern regarding maintaining environmentally sensitive land and avoiding urbanization.	Safety Element Implementation: Reducing Wildfire RiskCommunit Planning Assistance for Wildfire
•	Location for new housing should align with Climate Action Plan greenhouse gas emission reduction goals.	
Engage	ment	Throughout the Housing Element Update process, the County
•	County should reach out to the 50 percent of residents who are renters to solicit support for multifamily housing.	continued to offer ample opportunities for community input and improve methods of outreach.
•	Inadequate time to provide input.	
		1

LIST OF GROUPS REACHED

Table D-2: Entities and Groups Engaged in the Preparation of the Housing Element

Community Groups
Crescenta Valley Town Council Land Use Committee
El Camino Village Community Watch Association
East San Gabriel Valley Area Plan Stakeholder Committee
Monrovia-Arcadia-Duarte Town Council
United Homeowners Association II
Crescenta Valley Civic Association
Health Innovation Community Partnership
Lennox Coordinating Council
Rowland Heights Community Coordinating Council
West Rancho Community Action Group
Altadena Town Council
Ladera Heights Civic Association
Florence-Firestone Community Leaders
Hacienda Heights Improvement Association
Workman Mill Association
Walnut Park Residents Association
Bassett Neighborhood Watch
Del Aire Neighborhood Association
East Rancho Dominguez Neighborhood Association
Juntos Florence-Firestone Together
Southwest Community Association
Friends and Neighbors Community Club
Palo Del Amo Woods Homeowners Association
Del Amo Action Committee
Community Coalition
Three Points-Liebre Mountain Town Council
Sun Village Association
Acton Town Council
Roosevelt Town Council
Leona Valley Town Council
Littlerock Town Council
Green Valley Town Council
Fairmont Town Council
Antelope Acres Town Council
Association of Rural Town Councils
Pearblossom Town Council
Lake Los Angeles Town Council

Table D-2: Entities and Groups Engaged in the Preparation of the Housing Element

Housing Advocates and Building Industry

Abundant Housing

Alliance for Community Transit - LA (ACT-LA)

Bridge Housing

cd-rg

Clifford Beers Housing

Corporation for Supportive Housing

Craig Lawson & Co., LLC

Habitat 4 Humanity

Hollywood Housing

LA Thrives

Latham & Watkins

Legal Aid Foundation of Los Angeles (LAFLA)

LINC Housing

PATH Ventures

Public Counsel

Shelter Partnership

Southern California Association of Nonprofit Housing (SCANPH)

Southwest Regional Council of Carpenters

three6ixty

Urban Consulting Group

Building Industry Association of Southern California - Los Angeles/Ventura Chapter

Greater Antelope Valley Association of Realtors

Greater LA Realtors Association

LA County Business Federation (BizFed)

HOUSING ELEMENT SURVEY (ENGLISH AND SPANISH)

A copy of the survey is provided on the following pages.



Housing Element Update Survey

The County of Los Angeles is currently updating the Housing Element of the General Plan. The County's Housing Element serves as a policy guide to address housing needs for the unincorporated areas of Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. Your voice is important in this process. We invite you to help inform the Housing Element Update by answering the following questions.

1. Where do you live? (ZIP code)
The value must be a number
2. Do you live, work, or own property in an unincorporated community of Los Angeles County?
An unincorporated community is an area that is not within the City of Los Angeles or any other city.
Yes, I live, work, or own property in an unincorporated community of Los Angeles County
O No, I do not live, work, or own property in an unincorporated community of Los Angeles County
○ I don't know

. If you live, work, County, which co	ommunity(ies)? Plea	•	d community of Los	Angeles

4. What type of housing do you live in?
O Apartment
Condominium
○ Single-family home
Townhome
O Fourplex/triplex
O Duplex
Senior citizen housing
Mobilehome park
○ Vehicle/RV
Supportive housing
Interim/transitional housing (for example, shelter)
Accessory dwelling unit (ADU)
Experiencing homelessness (unsheltered)
Other

nat types of housing would you like to see more of in your community? Choose all at apply.
Apartments
Condominiums
Single-family homes
Townhomes
Fourplexes/triplexes
Duplexes
Senior citizen housing
Mobilehome parks
Supportive housing
Interim/transitional housing (for example, shelters)
Accessory dwelling units (ADUs)
Other

oose your top three policy areas.
Allocate more money to build housing
Remove red tape to help housing get built faster
Help people locate available housing
Help residents with housing costs
Encourage more housing next to transit and jobs
Encourage innovation in housing design and development
Protect owners and renters from fraud, displacement, and discrimination
Other

7. The County will identify several goals to address housing needs in unincorporated areas. Please indicate your level of support for the following goals:

	Support	Somewhat support	Do not support
The unincorporated areas should have a variety of housing types, such as single family houses, apartments, townhouses, fourplexes, etc.	0	0	0
The unincorporated areas should have housing to accommodate all incomes and special needs.	0	0	0
Housing should be livable and well-designed, and contribute to the quality of neighborhoods.	0	0	0
Preserving existing housing, particularly affordable housing, is just as important as building new housing.	0	0	0
Housing should be accessible to people with disabilities without discrimination.	0	0	0

its/suggested add	ditional goals?			
	nts/suggested add	nts/suggested additional goals?	nts/suggested additional goals?	nts/suggested additional goals?

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Microsoft Forms



Encuesta Para la Actualización del Capítulo de Vivienda

El Condado de Los Ángeles está actualizando el Capítulo de Vivienda del Plan General. El Capítulo de Vivienda sirve como una guía de políticas para abordar la necesidad de vivienda para las áreas no incorporadas del Condado de Los Ángeles. El Capítulo de Vivienda del Condado se centra principalmente en asegurar vivienda decente, segura, sana y asequible para los residentes actuales y futuros de las áreas no incorporadas, incluso los con necesidades especiales. Su voz es importante en este proceso. Le invitamos a que nos ayude formar la actualización del Capítulo de Vivienda con sus respuestas a las siguientes preguntas.

1	. ¿Dónde vive? (código postal)
	El valor debe ser un número.
2	. ¿Vive, trabaja, o es dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles?
	Una comunidad no incorporada es un área que no está dentro de la Ciudad de Los Ángeles ni otra ciudad.
	Sí, yo vivo, trabajo, o soy dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles
	No, no vivo, trabajo, ni soy dueño/a de propiedad en una comunidad no incorporada del Condado de Los Ángeles
	O No sé

, o es dueño/a c os Ángeles, por		oorada del

4. ¿En qué tipo de vivienda vive usted?
Apartamento (de 5 o más unidades de vivienda)
Condominio
Casa unifamiliar
Casa adjunta
4-plex/triplex
O Duplex
Vivienda para personas de la tercera edad
Comunidad de casas móviles
Vehículo/ Vehículos Recreacionales
Vivienda con servicios de apoyo
Vivienda interina/temporal (por ejemplo, refugio)
Vivienda secundaria a la residencia principal (ADU)
Sin hogar (sin refugio)
0
Otras

5/5/2021

¿Cuales tipos de vivienda le gustaria ver más en su comunidad? Marque todos que aplican.	Þ
Apartamentos	
Condominios	
Casas unifamiliares	
Casas adjuntas	
4-plex/triplex	
Duplex	
Viviendas para personas de la tercera edad	
Comunidades de casas móviles	
Viviendas con servicios de apoyo	
Viviendas interinas/temporales (por ejemplo, refugios)	
Viviendas secundarias a las residencias principales (ADU)	
Otras	

Asignar más fondos para construir viviendas Simplificar los requisitos y el proceso de aprobación de permisos para la construcción de viviendas, para que se construyan más rápidamente Ayudar a la gente a encontrar viviendas disponibles Ayudar a la gente con sus costos de vivienda Animar más vivienda cerca de transporte público y empleo Animar innovación en el diseño y construcción de viviendas Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación Otras	_	ue debería hacer el Condado para abordar la crisis de vivienda en las areas no orporadas? Marque sus tres políticas más preferidas.
para que se construyan más rápidamente Ayudar a la gente a encontrar viviendas disponibles Ayudar a la gente con sus costos de vivienda Animar más vivienda cerca de transporte público y empleo Animar innovación en el diseño y construcción de viviendas Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación		Asignar más fondos para construir viviendas
Ayudar a la gente con sus costos de vivienda Animar más vivienda cerca de transporte público y empleo Animar innovación en el diseño y construcción de viviendas Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación		Simplificar los requisitos y el proceso de aprobación de permisos para la construcción de viviendas, para que se construyan más rápidamente
Animar más vivienda cerca de transporte público y empleo Animar innovación en el diseño y construcción de viviendas Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación		Ayudar a la gente a encontrar viviendas disponibles
Animar innovación en el diseño y construcción de viviendas Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación		Ayudar a la gente con sus costos de vivienda
Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación		Animar más vivienda cerca de transporte público y empleo
		Animar innovación en el diseño y construcción de viviendas
Otras		Proteger a los dueños e inquilinos de fraude, desplazamiento, y discriminación
Otras		
		Otras

7. El Condado identificará varias metas para abordar las necesidades de vivienda en las áreas no incorporadas. Por favor indique el nivel de su apoyo para las siguientes metas:

	Apoya	Apoya un poco	No apoya
Las áreas no incorporadas deben tener una variedad de tipos de vivienda, como casas unifamiliares, apartamentos, casas adjuntas, 4-plex, etc.	0	0	0
Las áreas no incorporadas deben tener viviendas para todos ingresos y necesidades especiales.	0	0	0
Viviendas deben ser habitables y bien diseñadas, y contribuir a la calidad de los vecindarios.	0	0	0
La preservación de viviendas que ya existen, particularmente viviendas asequibles, es importante tal como la construcción de nuevas viviendas.	0	0	0
Viviendas deben ser accesibles a personas con discapacidades, sin discriminación.	0	0	0

vias comena	arios/sugerend	.ias de Otras	metas:		

Microsoft Forms

APPENDIX E: AFFIRMATIVELY FURTHERING FAIR HOUSING

ASSESSMENT OF FAIR HOUSING (AFH)

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with populations over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

Data Availability

For the purpose of HUD CPD funds (CDBG, HOME, and ESG),³ the County of Los Angeles functions as the lead agency to receive these funds on behalf of 48 small cities (with population less than 50,000) and the unincorporated areas. Collectively, this geography is known as the Urban County. Much of the data provided by HUD for the purpose of housing and community development, disproportionate needs, and the AFFH analysis is based on this collective Urban County geography. Separate data for just the unincorporated areas is not available without extensive manipulation, which tends to exaggerate the margins of error. For the Housing Element Needs Assessment, the County utilized the complex methodology (subtracting 88-incorporated cities from the County level data) to generate estimates on demographic and housing characteristics for the-unincorporated Los Angeles Countyareas. -This methodology can introduce larger margins of errors and the resultant estimates are used as points of reference only. Using the general estimates for this detailed assessment of fair housing may not be appropriate.

Similarly, LACDA contracts with the Housing Rights Center (HRC) for fair housing outreach and enforcement services. Currently, HRC's contracted scope of services does not include reporting fair housing records by geographic area (separating records for individual cities and the unincorporated areas). The lack of specific fair housing records by geographic area makes it difficult for the County to understand the nature and extent of housing discrimination and to tailor appropriate resources. This Housing Element includes an action to request a change in the scope of fair housing services in future years.

Assessment of Fair Housing Issues

This section summarizes the 2018 Analysis of Impediments to Fair Housing Choice (AI) prepared by the Los Angeles County Development Authority (LACDA) for the Urban County, and supplements it with additional data as available and appropriate.

Fair Housing Enforcement and Outreach

Los Angeles County is subject to state and federal laws related to fair housing. Federal fair housing laws, including the Federal Fair Housing Act of 1968 (FHA) and the Fair Housing Amendments Act of 1988 (FHAA), protect residents from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, and familial status. The County complies with the California Fair Employment and Housing Act (FEHA), prohibiting discrimination based on marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination in addition to the groups protected under federal fair housing legislation.

Unincorporated Los Angeles County is part of the Urban County program, which contracts with the Housing Rights Center (HRC) for fair housing services. In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquiries, fair housing issues relating to disabilities (physical and mental) represented the majority (82 percent) of the protected classifications. Trailing distantly behind was source of income at 5 percent of the inquiries.

The HCD AFFH Data Viewer provides HUD Office of Fair Housing and Equal Opportunity cases at the County level. <u>Table E-1</u> Table E-1 compares FHEO cases in Los Angeles County in 2010 and 2020. The total number of cases have decreased significantly since 2010. In 2010 and 2020, cases with a disability bias were the most common. Cases with a disability bias represented 66 percent of all cases in 2020, compared to only 36 percent in 2010. The proportion of cases with a racial or familial status bias has decreased over the last 10 years.

Table E-1: Los Angeles County FHEO Cases (2010-2020)

	2010		2020	
	Cases	Percent	Cases	Percent
with a Racial Bias	80	27%	27	21%
with a Disability Bias	106	36%	86	66%
with a Familial Status Bias	58	20%	9	7%
Total Cases	291	100%	130	100%

Source: HCD AFFH Data Viewer (HUD FHEO 2010-2020), 2021.

³ Community Development Block Grants (CDBG); HOME investment Partnership (HOME); and Emergency Solutions Grants (ESG).

During FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47 percent), mental disability (22 percent), and source of income (19 percent) represented the majority of the protected classes.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include Public Service Announcements/media/advertisements; community presentations; literature distribution; and management trainings.

Integration and Segregation

Race and Ethnicity

HUD tracks racial or ethnic dissimilarity⁴ trends for Urban County programs. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Los Angeles Urban County and Los Angeles County region from 1990 to 2020 are shown in <u>Table_Table_</u>. Dissimilarity between non-White and White communities in the Los Angeles Urban County and throughout the Los Angeles County region has worsened since 1990. For both Los Angeles Urban County jurisdictions and the entire county, dissimilarity between Black and White communities has improved, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened. Based on HUD's index, segregation between Asian or Pacific Islander/White Los Angeles Urban County communities is moderate, while segregation between non-White/White, Black/White, and Hispanic/White Los Angeles Urban County communities is high.

Table E-2: Racial or Ethnic Dissimilarity Trends

	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County Region				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: HUD AFFH Data, 2020.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2012-2016 ACS, approximately 76 percent of the households (or 81 percent of the population) in the unincorporated areas belong to a non-White group. Figure E-1: Racial/Ethnic Majority by Census Tract

Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

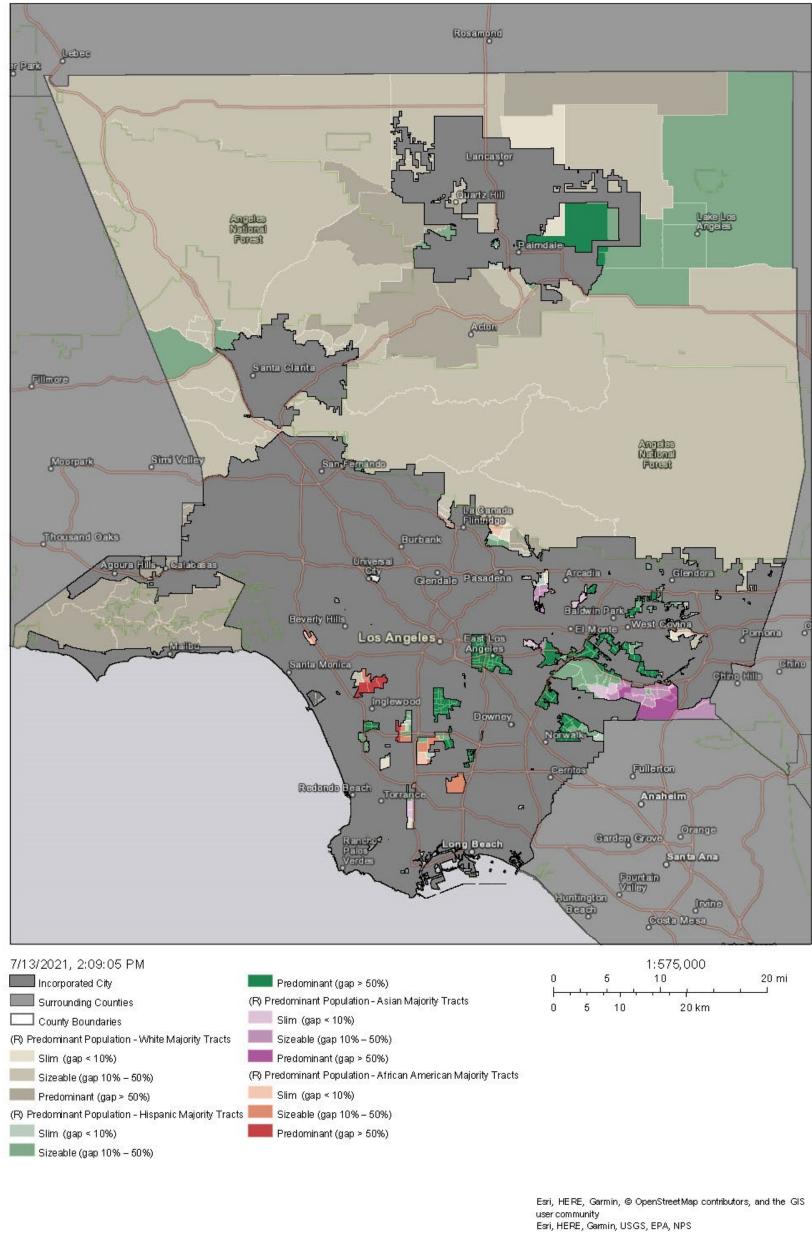


Figure E-1: Racial/Ethnic Majority by Census Tract

CA HCD

Figure E-1 shows the geographic concentrations of various groups. Figure E-2 Figure E-2 Firor! Reference source not found. combines the concentration of all non-White populations. Communities where racial/ethnic minorities are the predominant population are generally located in the southern, southeastern, and northeastern areas of Los Angeles County. Many of these areas have Hispanic/Latino predominant populations. Unincorporated areas in the south central areas are predominantly Black, and southeastern areas are predominantly Asian. The following unincorporated areas have the largest non-White majority populations:

- Lennox, Florence-Firestone, Walnut Park, Willowbrook, East Rancho Dominguez, East Los Angeles, West Whittier-Los Nietos, South Whittier-Sunshine Acres, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, and northeastern communities in the Antelope Valley have Hispanic majority populations.
- View Park, Windsor Hills, and West Athens-Westmont have African American majority populations.
- Hacienda Heights and Rowland Heights have Asian majority populations.

The history and characteristics of the racially/ethnically concentrated unincorporated communities, including East Los Angeles, Ladera Heights, View Park/Windsor Hills, Rowland Heights, Altadena, Sun Village, and Florence-Firestone, are described below.

East Los Angeles (Metro Planning Areas)

In the 1920's, the population of immigrants from Mexico increased in East Los Angeles due to employment opportunities. The area's proximity to commerce and industry near downtown Los Angeles made it a convenient place to live and raise a family. The Chicano activism movement began in East Los Angeles during the late sixties and early seventies because of discrimination by neighboring communities. East Los Angeles has retained its character over the last 60 years and is studied and documented as a long-standing Mexican American community. The Los Angeles Times "Mapping L.A." survey found East Los Angeles to be the least ethnically diverse community in Los Angeles County. Over 97 percent % of the residents are of Hispanic origin with 87% percent speaking Spanish as a first language.

Ladera Heights, View Park/Windsor Hills (Westside Planning Area)

African Americans were prevented from purchasing property or living in the area until racially restrictive covenants were invalidated in 1948. Today, approximately 73%-percent of residents in Ladera Heights and View Park/Windsor Hills are African American. Ladera Heights and View Park/Windsor Hills are part of a band of neighborhoods that comprise one of the largest, wealthiest, most educated geographically contiguous historically black communities in the western United States. Ladera Heights and View Park/Windsor Hills are recognized as the wealthiest black communities in the country, and countless African American celebrities and sports personalities have called the area home. While the population today remains largely African American, there is a demographic shift underway of new residents due to the area's convenient proximity to well-paying jobs and recreational amenities in nearby beach communities and the Los Angeles basin.

Rowland Heights (East San Gabriel Valley Planning Area)

Rowland Heights was known as "Little Taipei" in the late 20th century following an influx of immigrants from Taiwan. Rowland Heights and neighboring communities have also attracted upper-class immigrants from China and South Korea. Rowland Heights grew significantly during the 1990s, becoming one of the cultural centers for the Chinese diaspora in Los Angeles County. In recent years, many Chinese immigrants have purchased homes and started small businesses in the area.

Altadena (West San Gabriel Valley Planning Area)

Altadena was subdivided in the late 19th century and envisioned to become a rural suburb for millionaires north of Pasadena. The area known as "Altadena Meadows" was exempt from redlining and thrived to become one of first middle-class African American neighborhoods in the area. Altadena managed to maintain its unique rural character as well as the blending of residents from all income levels. In the 1960s, following lawsuits surrounding the desegregation of Pasadena public schools and displacement of African Americans by the routing of two major freeways in the area, and redevelopment in Pasadena, much of the white population in moved out of Altadena to newer suburbs. By 1975, half of the white population had left and were replaced by people of color. Today, approximately 25%—percent of the population in Altadena is African American.

Sun Village (Antelope Valley Planning Area)

Under redlining, the Antelope Valley community of Littlerock was one of the few places African Americans could live in Los Angeles County. Area residents separated from Littlerock and established the community of Sun Village in 1939. Sun Village was reputed to be underdeveloped though there were services including a post office, businesses, and various civic organizations. The resiliency of Sun Village is a source of pride for its residents who are determined that the history of the community be included in any future narrative. Today, almost 60%-percent of the population remains African American and the community operates its own chamber of commerce and town council. The centerpiece of the community is Jackie Robinson Park. It was developed by the County on land donated by the Sun Village Women's Club and was dedicated in-person by Jackie Robinson. Boosters raise funds throughout the year to support after-school programs including homework tutoring, sports, music, marching, and cheerleading.

Florence-Firestone (Metro Planning Area)

In the 19th century, the Southern Pacific Railroad and the Pacific Electric Red Cars had stops along Florence and Graham streets giving the area its name: Florence-Graham. In more recent years it was rebranded by the County to Florence-Firestone—a reference to its main east/west boulevards. Florence-Firestone was and remains today a common starting point for new arrivals to Los Angeles. Its proximity to downtown and jobs in the manufacturing core as well as public transit make it a convenient place to live. Beginning with European immigrants in the early 20th century and then African Americans relocating from the South for a better quality of life, by the late 20th century, immigrants from Central and South America began arriving. Today, 91%—percent of residents in Florence-Firestone are of Hispanic origin and 87%—percent are Spanish-speaking. Modest homes on small lots with an eclectic array of small businesses serve the local population.

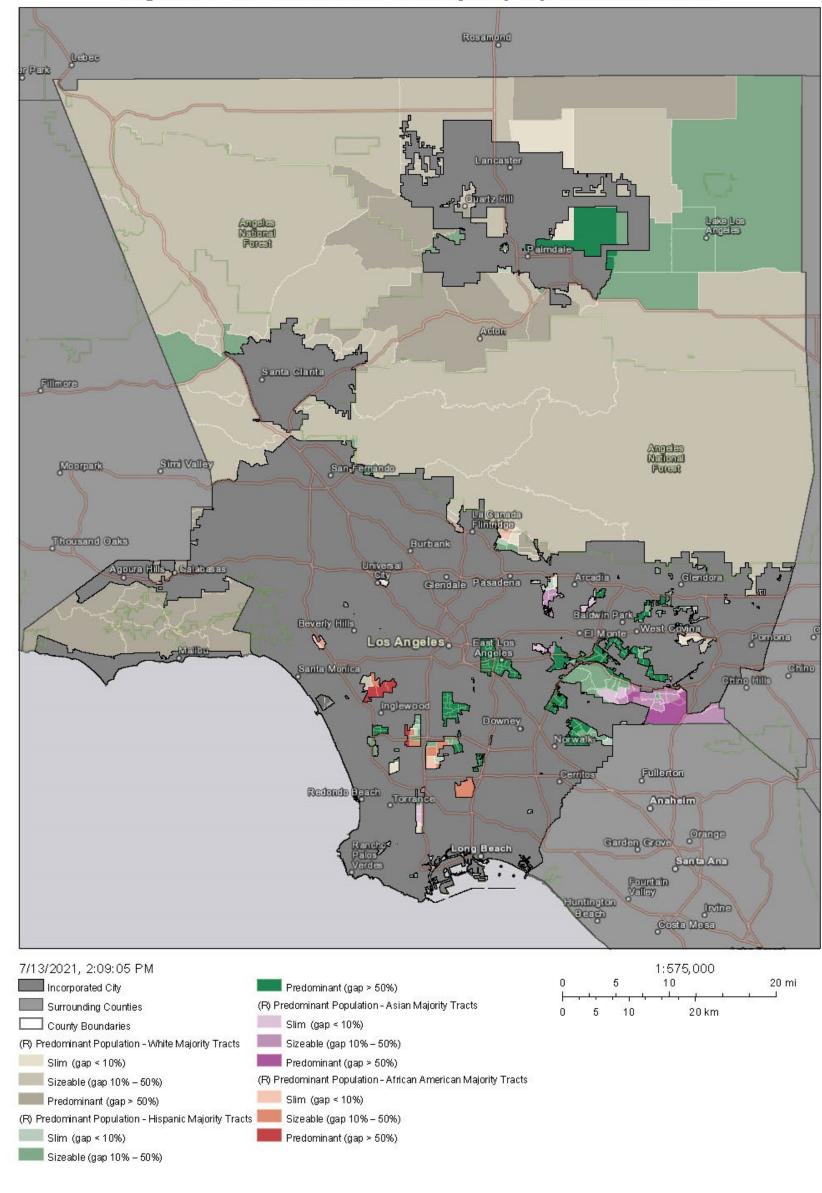


Figure E-1: Racial/Ethnic Majority by Census Tract

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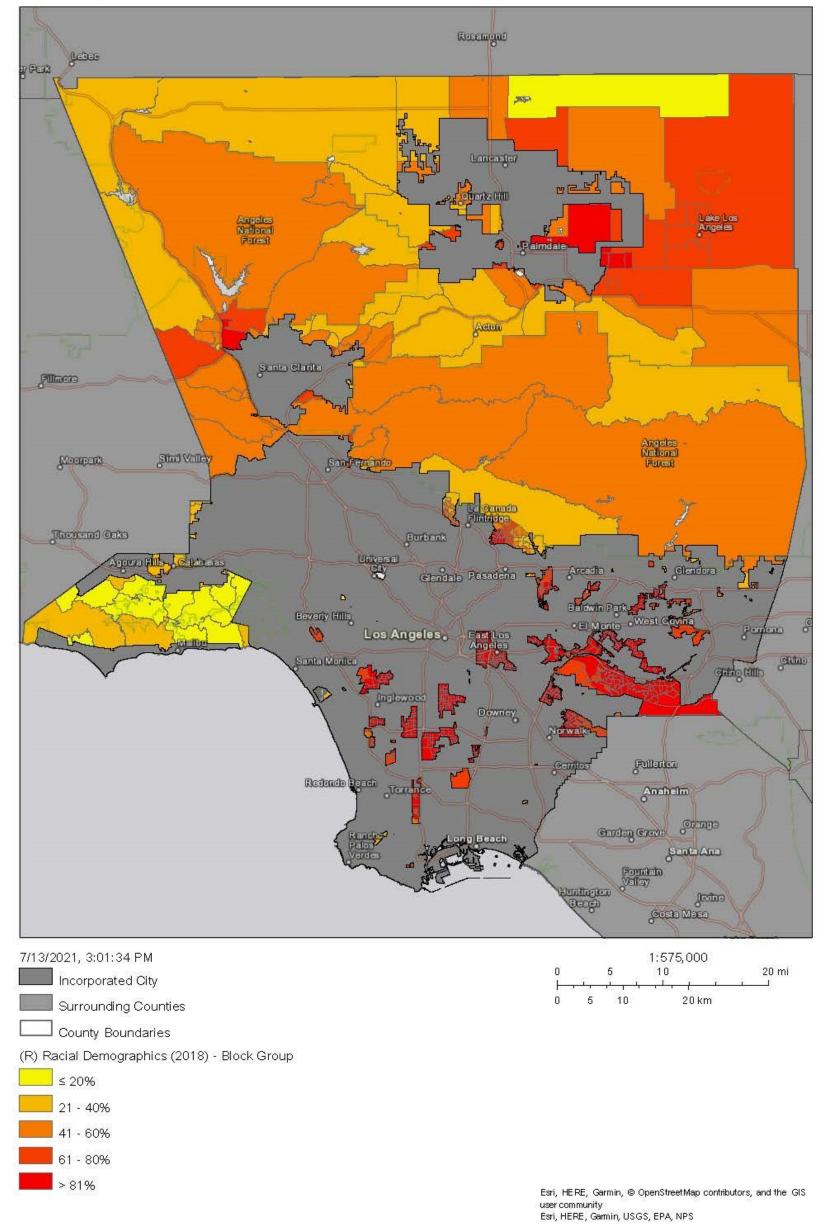


Figure E-2: People of Color Concentrations by Block Group

Disability

According to the 2014-2018 ACS, nearly 10 percent of Los Angeles County residents experience a disability. The 2018 Al included a survey in which over a third of respondents with a disability experienced difficulty getting around their neighborhood or housing complex, and approximately 10 percent of respondents indicated their homes had problems limiting accessibility. Discrimination complaints related to physical disability (47 percent) and mental disability (22 percent) were the most common.

Census tracts with a high number of persons with disabilities are generally not concentrated in specific areas of Los Angeles County. Unincorporated areas with larger populations of persons with disabilities are located in northeastern Santa Clarita Valley and West Los Angeles (Sawtelle VA)⁵. The percentage of persons with disabilities by census tract are shown in **Figure E-3**: Population of Persons with Disabilities

⁵ The West Los Angeles (Sawtelle VA) unincorporated community, with the exception of one privately-owned parcel, is comprised of the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.

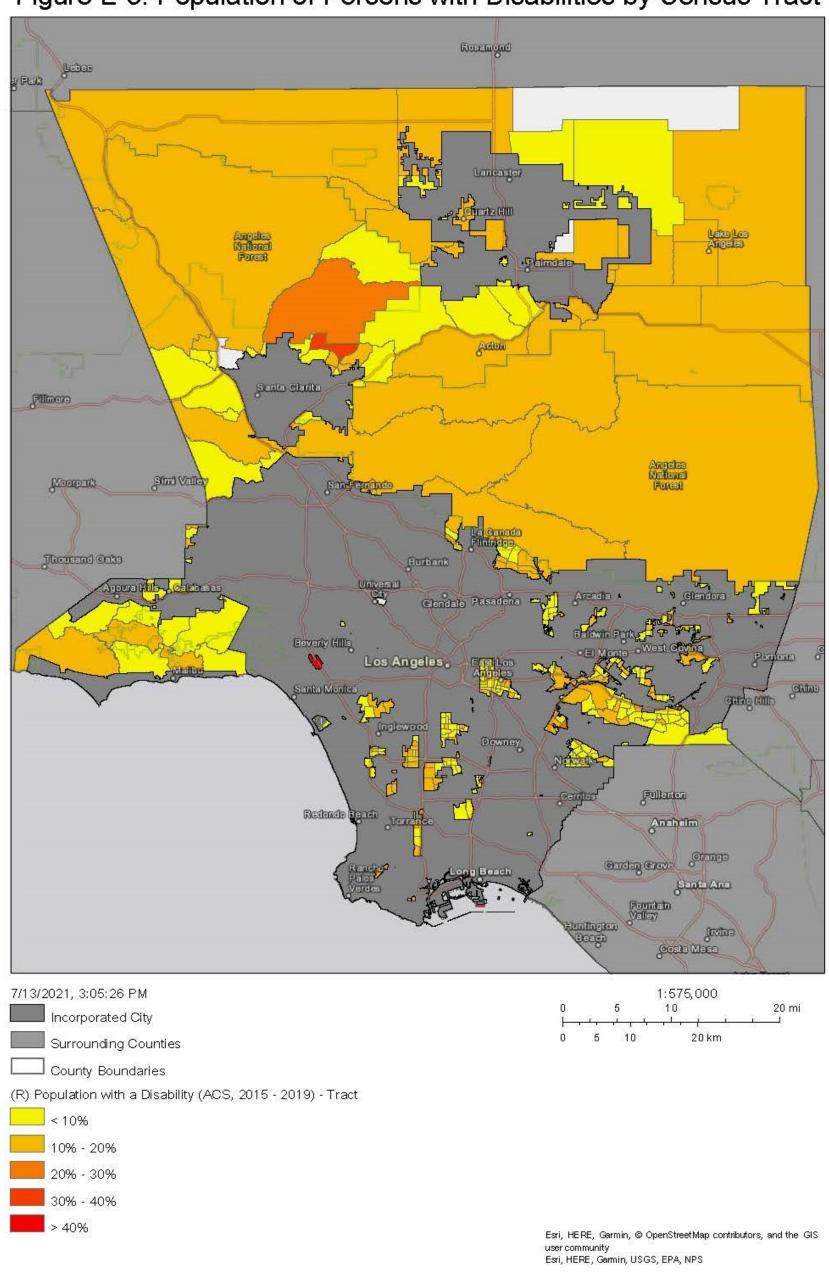


Figure E-3: Population of Persons with Disabilities by Census Tract

Figure E-3.

CAHCD

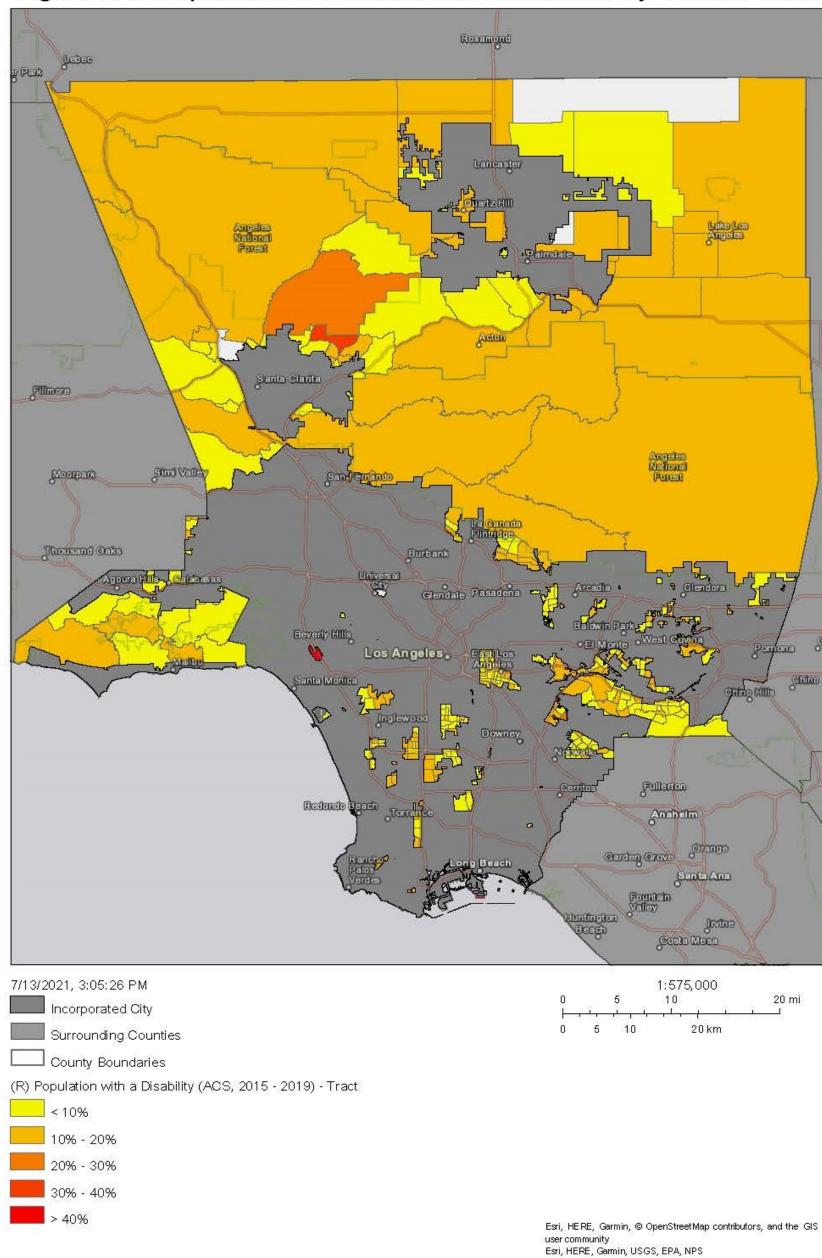


Figure E-3: Population of Persons with Disabilities by Census Tract

CA HCD

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatment, such as limiting the number of children in a complex or confining children to a specific location, is also a fair housing concern. Approximately 28.8 percent of households in Los Angeles County are families with children. As shown in Figure E-4, children in married couple families are concentrated in Ladera Heights-View Park, Del Aire, Alondra Park, and Westfield; communities in the eastern county including Whittier, La Habra Heights Island, and South Diamond Bar; the San Gabriel foothill communities; the Santa Clarita Valley and the Antelope Valley.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Children in female-headed households are most concentrated in some eastern Antelope Valley communities (Figure E-5).

> 80%

Figure E-4: Children in Married Couple Households by Census Tract

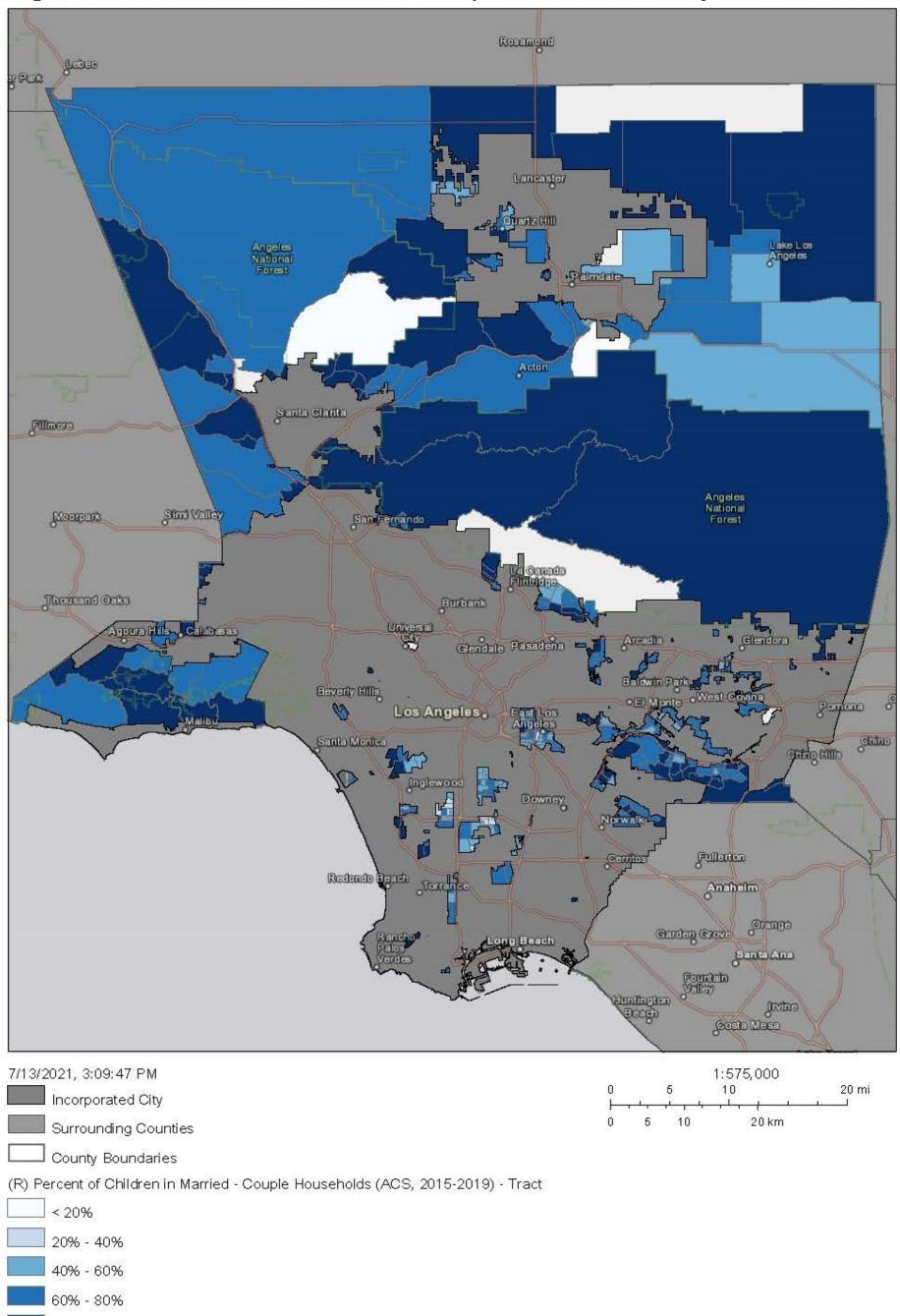
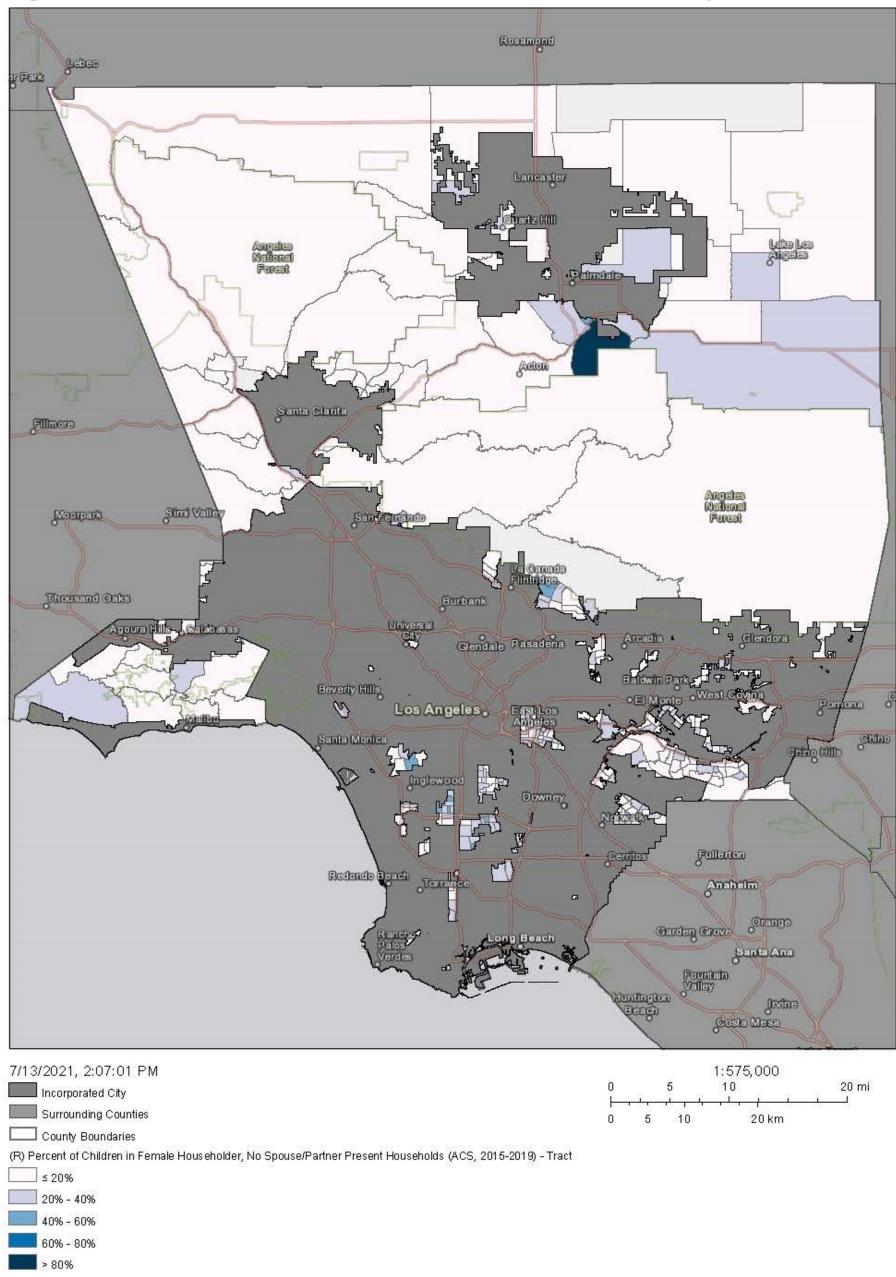


Figure E-5: Children in Female-Headed Households by Census Tract



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Income

HUD's 2010-2014 CHAS data shown in <u>Table Table</u> shows that approximately 44 percent of Los Angeles Urban County households earn 80 percent or less than the County Area Median Income and are considered lower income. The median household income for the unincorporated areas is \$54,200 compared to \$61,015 countywide, according to the California Department of Finance.

Table E-3: Income Distribution – Los Angeles Urban County

Income Category	Households	Percent
<30% AMI	112,925	14.5%
31-50% AMI	99,257	12.8%
51-80% AMI	128,523	16.5%
81-100% AMI	72,758	9.4%
>100% AMI	363,881	46.8%
Total	777,344	100.0%

Source: LACDA 2018-2023 Consolidated Plan, HUD CHAS data (2010-2014 ACS).

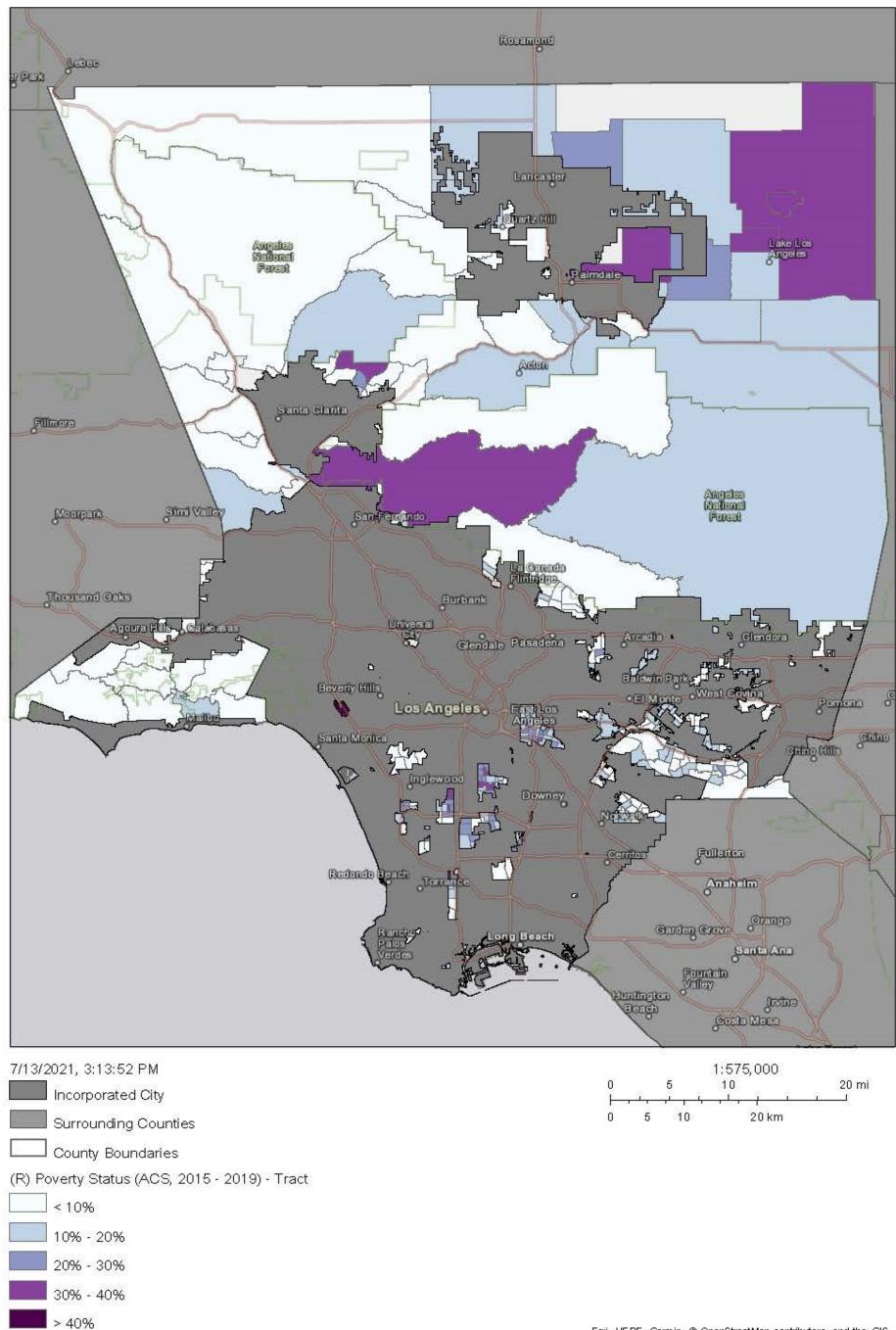
<u>Figure E-6</u> shows the percentage of persons below the federal poverty line by census tract. West Los Angeles (Sawtelle VA) has the highest population of residents below the federal poverty line (>40 percent) in the unincorporated areas. Approximately 30 to 40 percent of residents in Kagel/Lopez Canyons, northeastern Antelope Valley, West Athens-Westmont, Florence-Firestone, and Walnut Park are below the federal poverty level.

<u>Figure E-7</u> shows the Lower and Moderate Income (LMI) areas in Los Angeles County by census tract. HUD defines a LMI area as a census tract or census block group where over 51 percent of the population belongs to the lower or moderate income categories. The following unincorporated areas have LMI populations that exceed 50 percent:

- West Los Angeles (Sawtelle VA)
- Lennox
- Del Aire
- West Athens-Westmont
- Florence-Firestone
- Walnut Park
- West Rancho Dominguez
- Willowbrook
- East Rancho Dominguez

- East Los Angeles
- West Puente Valley
- Valinda
- South San Jose Hills
- East Irwindale
- Covina Islands
- East Azuza
- Some Antelope Valley communities
- Some Santa Clarita Valley communities

Figure E-6: Poverty Status by Census Tract



75% - 100%

Resamond Lebes Pars Laucaster Opentz HIII Angeles National Porest Acion Santa Clarita Filmore Simi Valle Moorpark Thousand Oaks Burbank Universal goura Hills - Calabas a Arcadla Glendale Pasadena Beverly Hills Los Angeles. Chillio Santa Montea dina Grino Inglewood Fullation Redondo Beach Anahelm Good Good Fountain Valley Hunlington Quago Costa Mesa Lexa Forest 7/13/2021, 3:17:46 PM 1:575,000 5 20 mi 10 Incorporated City 5 10 20 km Surrounding Counties County Boundaries (A) Low to Moderate Income Population (HUD) - Tract < 25% 25% - 50% 50% - 75%

Figure E-7: Low and Moderate Income (LMI) Areas

Esri, HERE, Garmin, @ OpenStreetMap contributors, and the GIS user community Esri, HERE, Garmin, USGS, EPA, NPS

Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

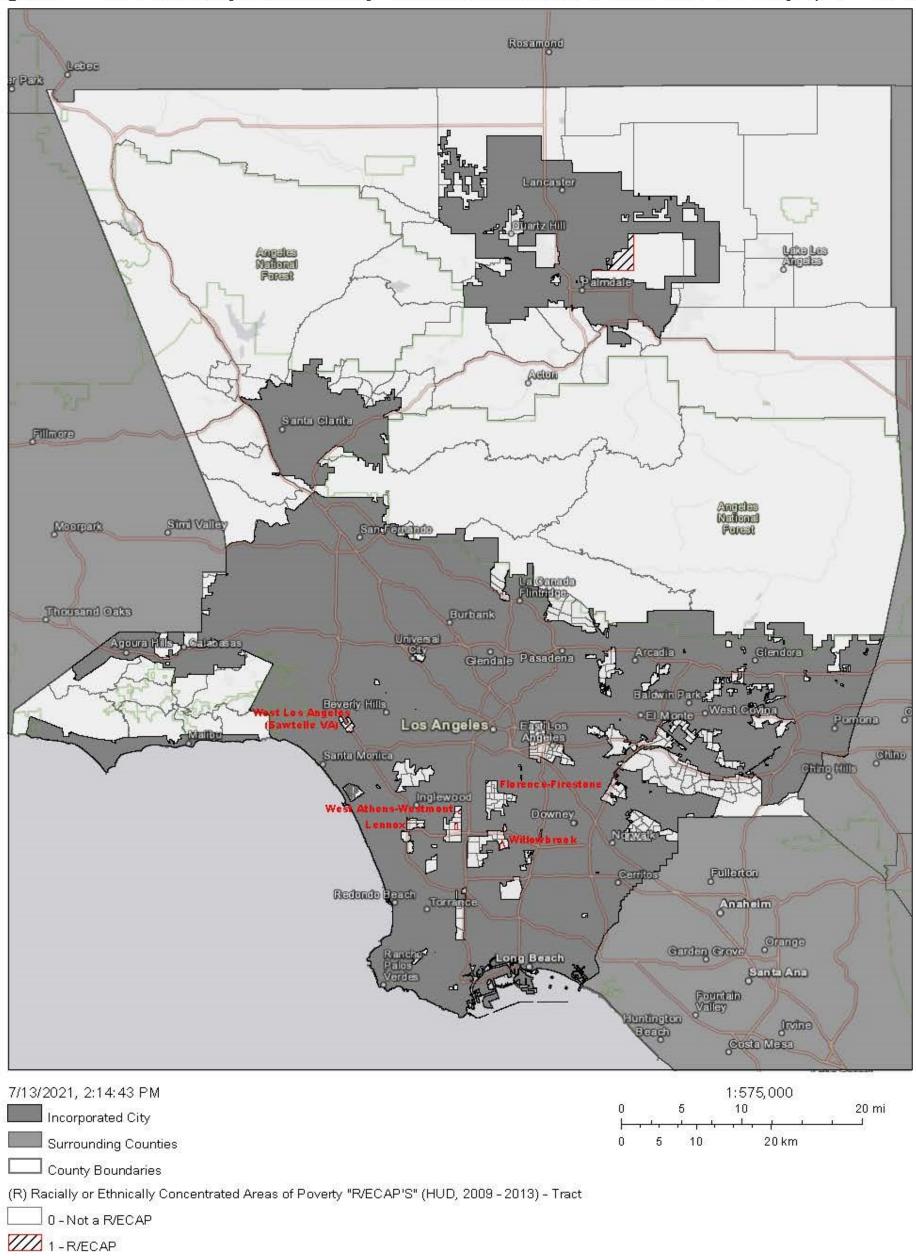
In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. There are five unincorporated areas with R/ECAP census tracts as shown in <u>Table</u> **Table E-4** <u>Figure E-8</u>: West Athens-Westmont, Florence-Firestone, Lennox, West Los Angeles (Sawtelle VA), and Willowbrook.

Table E-4: R/ECAPs – Unincorporated Los Angeles County

Community Name	Census Tract Number
West Athens-Westmont	06037600100
	06037600303
Florence-Firestone	06037532800
Lennox	06037601700
West Los Angeles (Sawtelle VA)	06037701100
Willowbrook	06037541400

Source: Los Angeles County Analysis of Impediments to Fair Housing Choice, 2018; HUD R/ECAPs Database, March 2021.

Figure E-8: Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)



Racially or Ethnically Concentrated Areas of Affluence

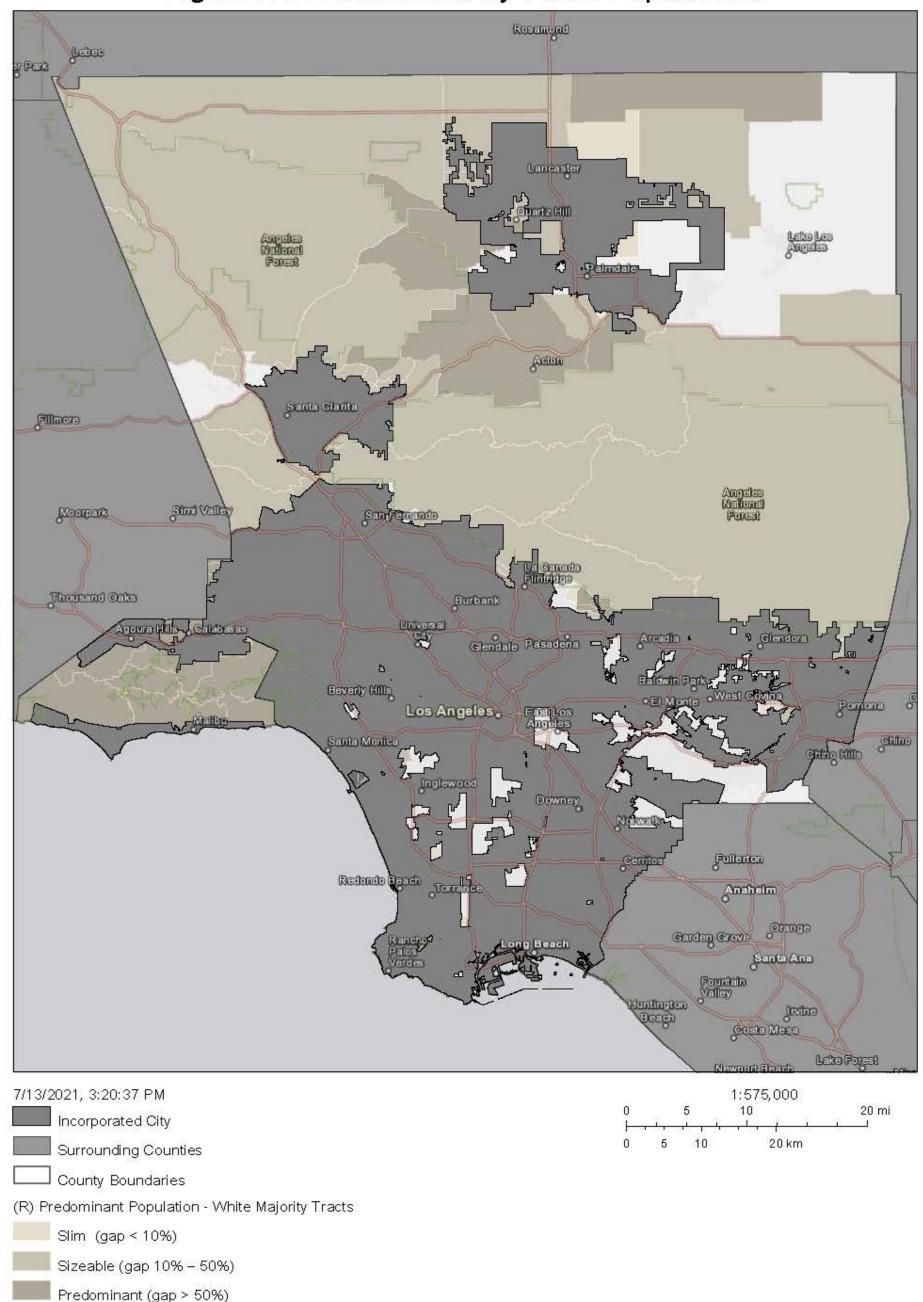
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.⁶ According to this report, Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124)

<u>Figure E-9</u> shows census tracts with predominantly White populations and

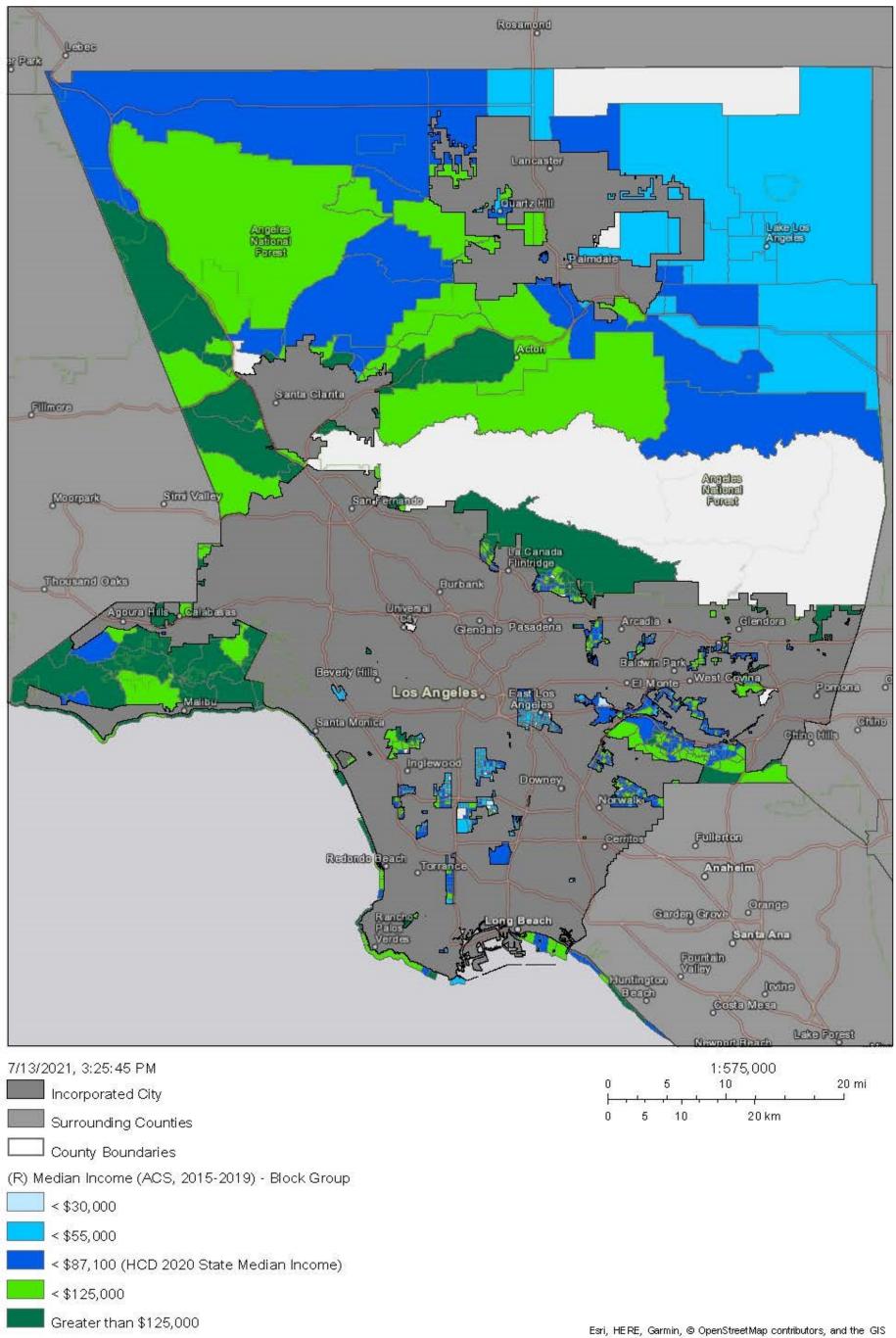
<u>Figure E-10</u> shows median income by census block group. The Santa Monica Mountains North Area and Coastal Zone, Altadena, some communities in northeastern Santa Clarita Valley, and some communities in southwestern Antelope Valley have both predominantly White populations and median incomes exceeding \$125,000.

Figure E-9: Predominantly White Populations



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Figure E-10: Median Income by Block Group



user community

Esri, HERE, Garmin, USGS, EPA, NPS

Access to Opportunities

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force created Opportunity Maps to identify resource levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)." These maps show composite scores of three domains made up of a set of indicators, as shown in Table Table.

Table E-5: Domains and List of Indicators for Opportunity Maps

	11 7 1
	Poverty
	Adult education
Economic	Employment
	Job proximity
	Median home value
	Math proficiency
Education	Reading proficiency
Education	High school graduation rates
	Student poverty rates
	Poverty: Census tracts with at least 30 percent
	of population under federal poverty line
Poverty and Racial	Racial segregation: Census tracts with location
Segregation	quotient higher than 1.25 for Blacks, Hispanics,
	Asians, or all people of color in comparison to
	the County

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Based on the aforementioned composite score, census tracts are categorized as Highest Resource, High Resource, Moderate Resource (Rapidly Changing), Moderate Resource, Low Resource, or areas of High Segregation and Poverty.

<u>Figure E-11</u> shows the composite scores for Los Angeles County census tracts and

<u>Figure E-12</u> shows areas of high segregation and poverty alone. Unincorporated areas along the western County boundary and along the southern border of the Angeles National Forest are primarily High and Highest Resource areas. East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, Rancho Dominguez, East Rancho Dominguez, Hawthorne Island, La Rambla, Florence-Firestone, South San Gabriel, Avocado Heights, West Puente Valley, Valinda, South San Jose Hills, Covina Islands and eastern communities in the Antelope Valley are designated as Moderate or Low Resource. West Athens-Westmont, Willowbrook, West Rancho Dominguez, Walnut Park, Florence-Firestone, East Los Angeles, and some eastern communities in the Antelope Valley encompass one or more High Segregation and Poverty census tracts.

The following analysis breaks down TCAC domain scores by census tract. Of the five unincorporated areas with R/ECAP census tracts, all have lower economic scores, three have lower education scores, and four have lower environmental scores. These areas also have higher concentrations of people of color, persons with disabilities, children in female-headed households, or LMI populations.

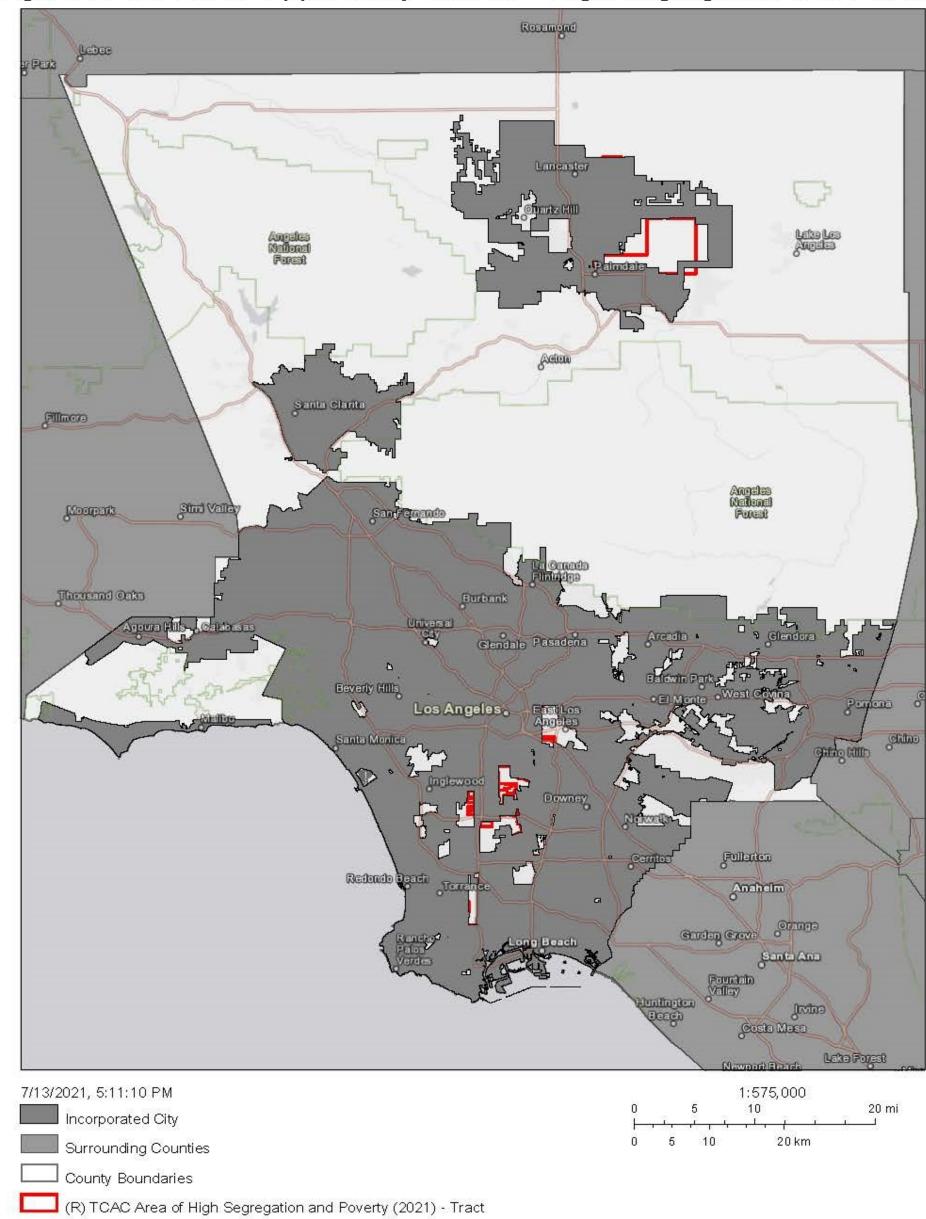
Resamond Lebes Paris Lancaster Acion Santa Clarita Angeles Metional Porest Simi Valley Moorpark Pinidde Thousand Oaks Burbank goura Hills Calabas as Glendale Pasadena Beverly Hills 0 Los Angeles. Cida Santa Montea Fullerten Redendo Beach Anabelm Good Grove Fountain Valley Geren Finition Costa Masa Lette Forest 7/13/2021, 3:30:45 PM 1:575,000 10 20 mi Incorporated City 10 20 km Surrounding Counties County Boundaries (R) TCAC Opportunity Areas (2021) - Composite Score - Tract Highest Resource High Resource Moderate Resource (Rapidly Changing) Moderate Resource Low Resource Esri, HERE, Garmin, @ OpenStreetMap contributors, and the GIS user community Esri, HERE, Garmin, USGS, EPA, NPS High Segregation & Poverty

Figure E-11: TCAC Opportunity Scores by Census Tract

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Missing/Insufficient Data

Figure E-12: TCAC Opportunity Scores – High Segregation and Poverty



Economic Opportunity

As discussed in <u>Table Table E-4</u>, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in <u>Figure E-13</u> Figure E-13, there are multiple unincorporated areas with very low economic score (<0.25). Several of these communities, including West Los Angeles (Sawtelle VA), Lennox, Florence-Firestone, West Athens-Westmont, East Los Angeles, and some communities in eastern Antelope Valley, are also areas with larger populations of people of color, persons with disabilities, children in female-headed households, or LMI populations (see <u>Figure E-1</u>: <u>Racial/Ethnic Majority by Census Tract</u>

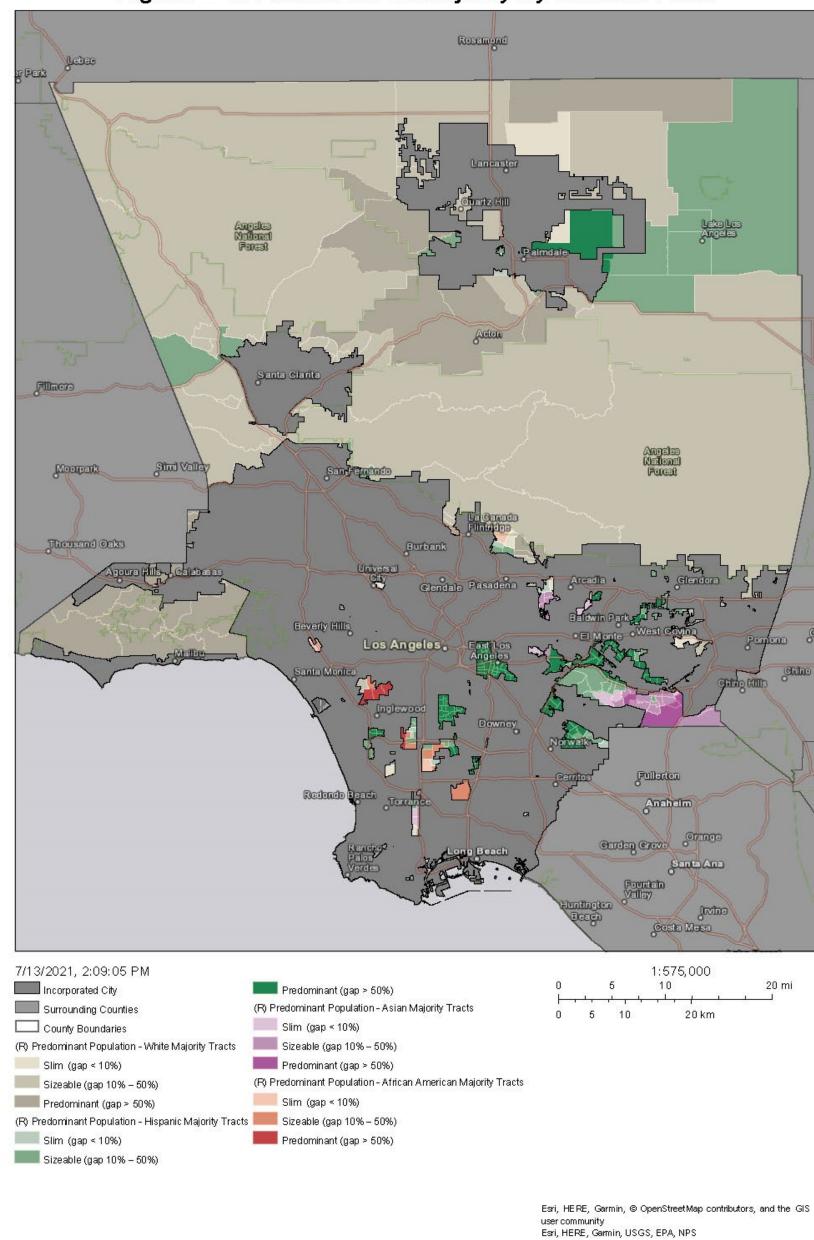


Figure E-1: Racial/Ethnic Majority by Census Tract

Figure E-1 through Figure E-7Figure E-7).

CA HCD

Educational Opportunity

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates (<u>Table Table E-4</u>). Areas with lower education scores, shown in <u>Figure E-14Figure E-14</u>, are generally concentrated in View Park-Windsor Hills, East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, La Rambla, Florence-Firestone, Covina Islands, South San Jose Hills, Walnut Islands, some communities in northern Santa Clarita Valley, some communities in eastern Antelope Valley and parts of the western Santa Monica Mountains.

Environmental Health

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. Figure E-15 shows environmental scores by census tract for Los Angeles County. Several of the tracts with lower economic and education scores also score lower in environmental health. West Los Angeles (Sawtelle VA), Florence-Firestone, West Carson, Rancho Dominguez, East Los Angeles, Willowbrook, West Rancho Dominguez, South San Gabriel, Avocado Heights, North Whittier, Hacienda Heights, West San Dimas, Walnut Islands, West Puente Valley, and some communities in northern Santa Clarita Valley all scored the lowest in environmental health. As discussed in the Economic and Employment Opportunities section of this analysis, several of these census tracts also have higher concentrations of people of color, persons with disabilities, children in female-headed households, and LMI populations.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities.⁷ As part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), SCAG developed a mapping tool for High Quality Transit Areas (HQTA). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor.⁸ Several areas in Los Angeles County, including unincorporated areas, include HQTAs. However, there are no HQTAs in the unincorporated areas in the northern, western, and eastern sections of Los Angeles County (

TransForm. 2019. Pricing Roads, Advancing Equity: A Report and Toolkit to Help Communities Advance a More Equitable and Affordable Transportation System.

Major transit stop: A site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (CA Public Resource Code Section 21064.3). It also includes major transit stops that are included in the applicable regional transportation.

High-quality transit corridor: A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Figure E-16Figure E-16).

Transportation need can be measured using HUD's jobs proximity index. The job proximity index measures accessibility to jobs based on the location of residential developments and employment centers. West Athens-Westmont, Willowbrook, La Rambla, Florence-Firestone, East Rancho Dominguez, Cerritos Islands, Valinda, Covina Islands and northeastern Antelope Valley communities also have the lowest job proximity indices (Figure E-17 Figure E-17). Portions of South Whittier-Sunshine Acres, West Puente Valley, East Irwindale, and Charter Oak; and Covina Islands, Valinda, and northern Santa Clarita Valley are also the farthest from employment opportunities.

Figure E-13: TCAC Economic Opportunity Scores by Census Tract

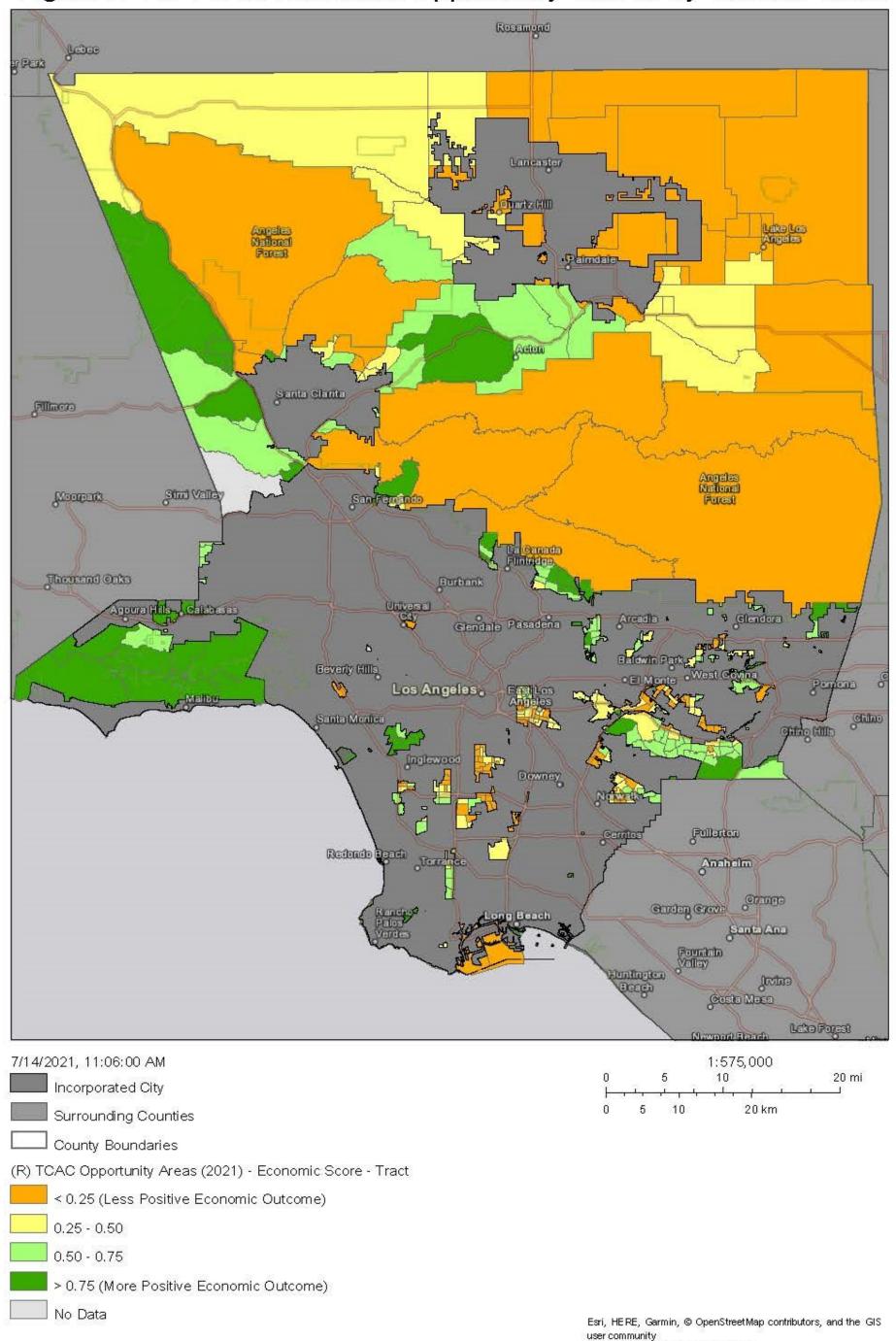


Figure E-14: TCAC Education Opportunity Scores by Census Tract

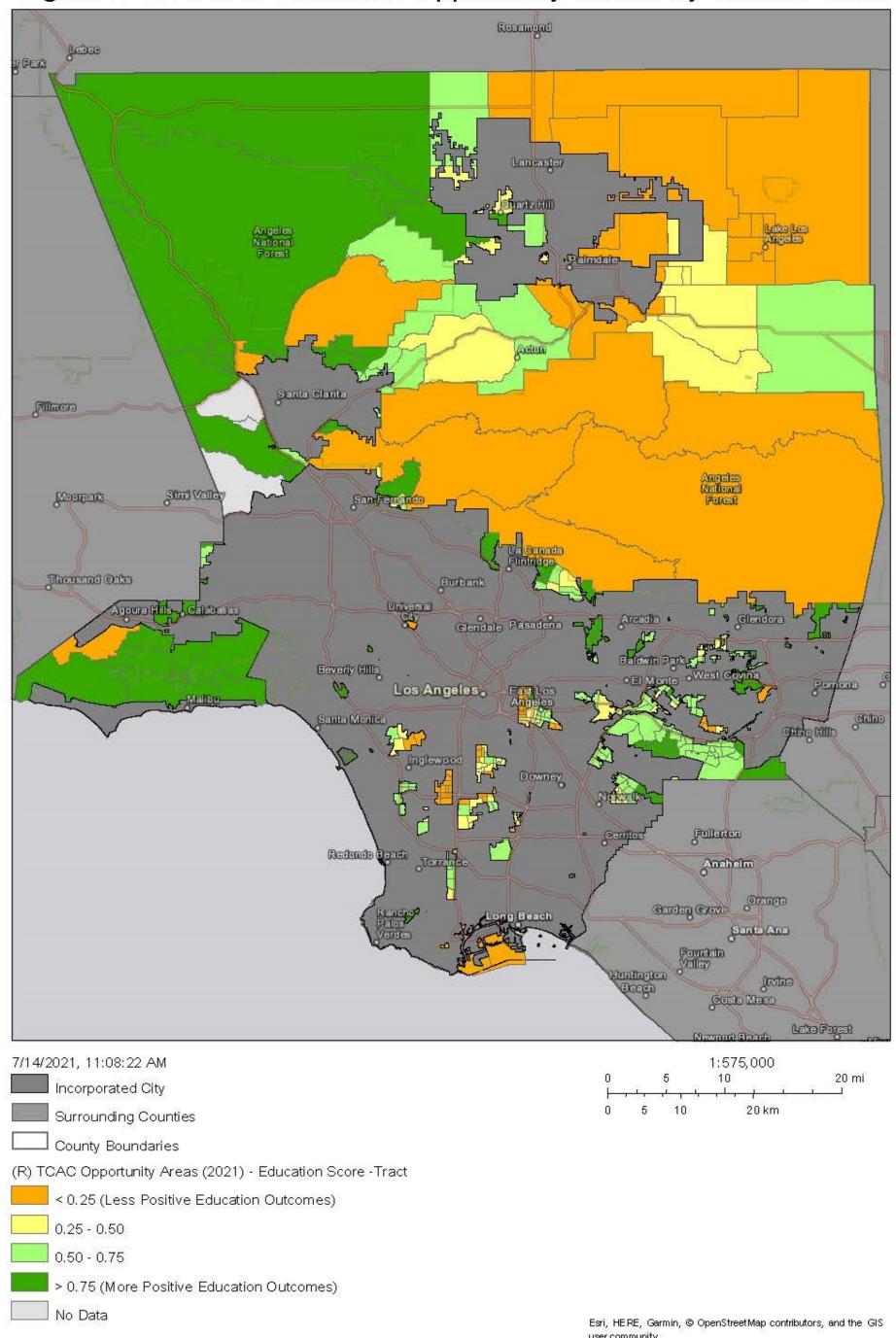


Figure E-15: TCAC Environmental Opportunity Scores by Census Tract

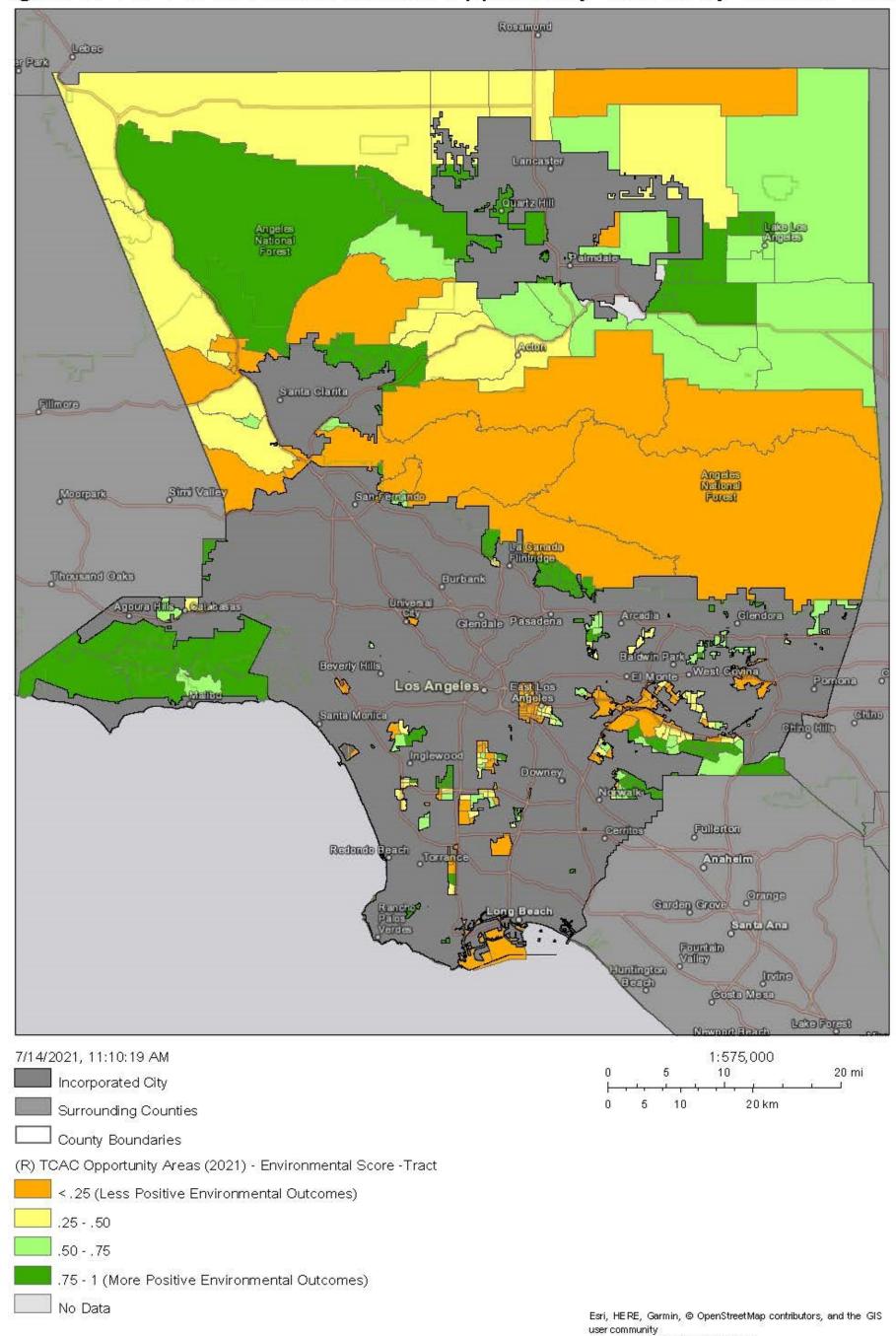


Figure E-16: High Quality Transit Areas (HQTAs)

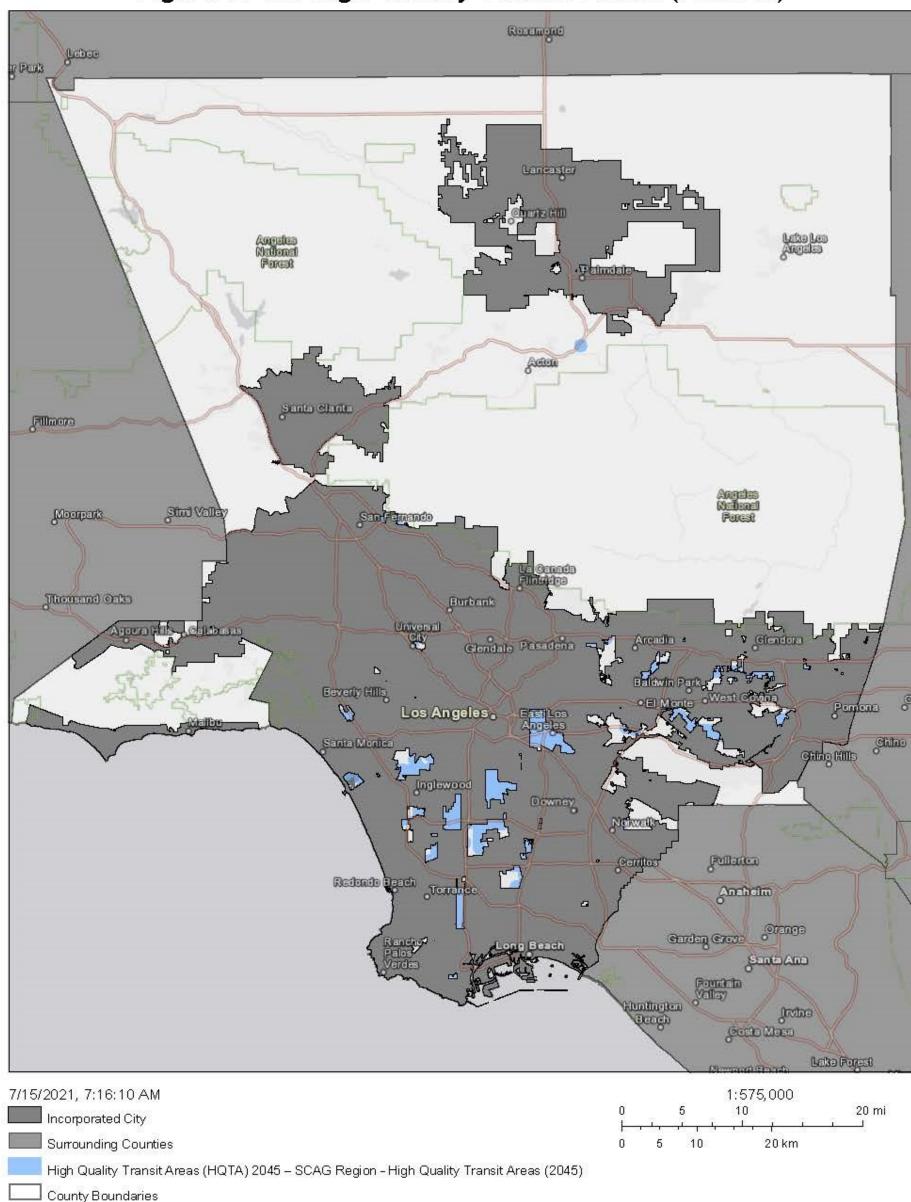
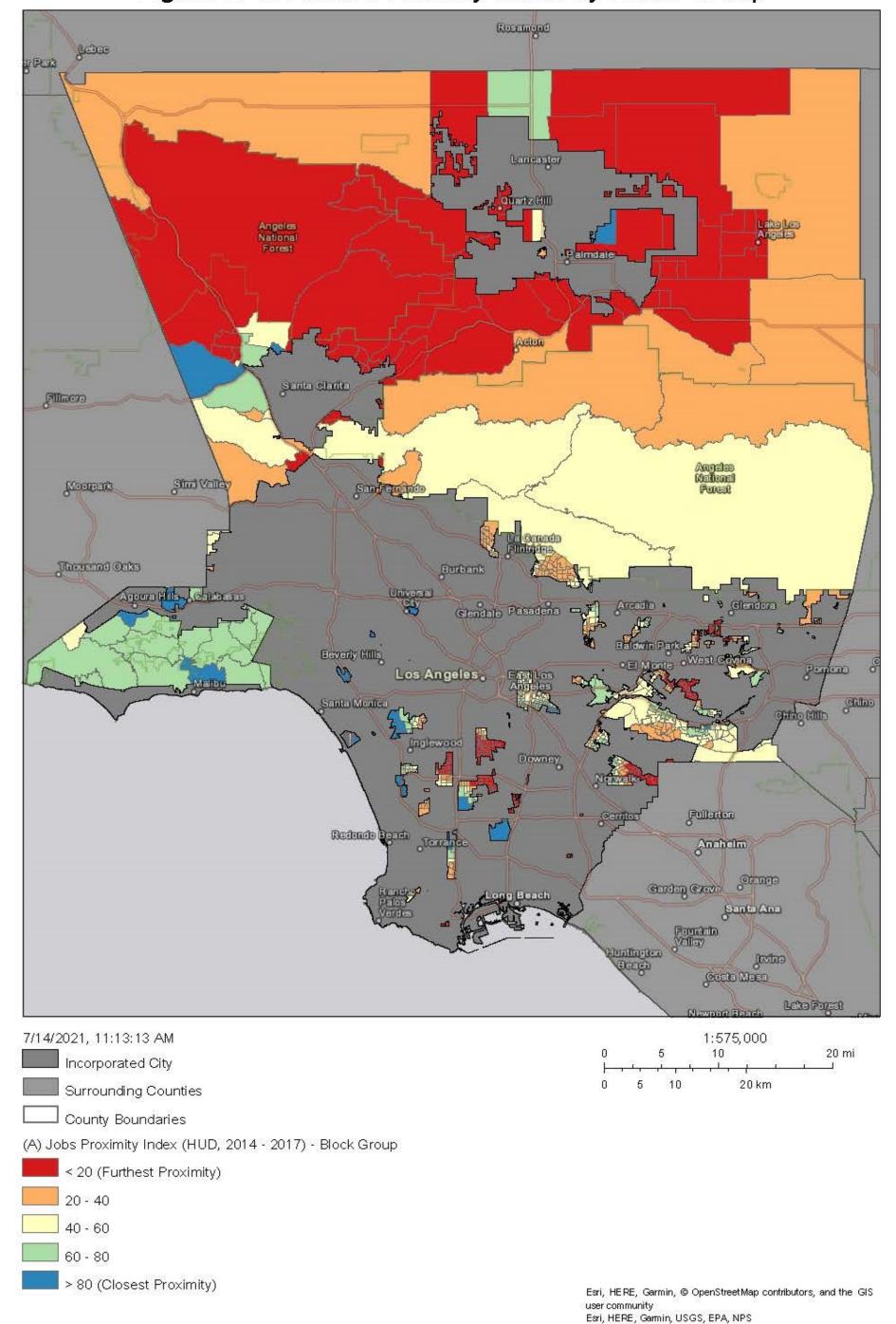


Figure E-17: Jobs Proximity Index by Block Group



Disproportionate Housing Needs

Cost Burden

Housing problems for Los Angeles Urban County jurisdictions were analyzed in LACDA's 2018-2023 Consolidated Plan based on 2010-2014 HUD CHAS data. <u>Table <u>Table E-6</u> shows the housing problems for the Los Angeles Urban County, including cost burden, by race and ethnicity. The following conditions are considered housing problems:</u>

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30 percent)

Housing problems were most common in Hispanic (60.5 percent) and Pacific Islander (54.3 percent) households. White non-Hispanic households had the lowest proportion of households with housing problems. Cost burden was most common among Black households (49.7 percent) and Hispanic households (49.7 percent). In comparison, only 48.2 percent of all households experienced a housing problem and 42.9 percent of all households spent more than 30 percent of their income on housing.

Table E-6: Housing Problems by Race and Ethnicity – Los Angeles Urban County

Race or Ethnicity	Cost B	Burden	With 1 or Mo Prob	Total	
,	Total	Percent	Total	Percent	Households
White, non-Hispanic	111,080	36.6%	115,881	38.2%	303,548
Black/African American, non-Hispanic	23,485	49.7%	24,770	52.4%	47,276
Asian, non-Hispanic	57,595	41.4%	63,378	45.6%	139,127
American Indian/Alaska Native, non-Hispanic	682	37.1%	778	42.4%	1,837
Pacific Islander, non-Hispanic	585	43.9%	724	54.3%	1,334
Other, non-Hispanic	6,362	43.2%	6,597	44.8%	14,716
Hispanic	133,999	49.7%	162,961	60.5%	269,559
Total	333,788	42.9%	375,089	48.2%	777,397

Source: LACDA 2018-2023 Consolidated Plan, HUD CHAS data (2010-2014 ACS).

<u>Table E-7 Table</u> shows cost burden by tenure for the unincorporated areas. Nearly the same proportion of owners with a mortgage and renters experienced a cost burden. However, renters experienced severe cost burden at a higher rate. Only 37.7 percent of renters had no cost burden, compared to 53.7 percent of owners with a mortgage, and 85 percent of owners without a mortgage. <u>Figure E-18</u> (A) through compare overpayment by tenure over time using the 2010-2014 ACS and 2015-2019 ACS. Increases in cost burden can be used as an indicator for urban displacement (see *Displacement* section below).

Two census tracts in the Santa Monica Mountains saw increases in cost burdened homeowners. However, overpayment has generally decreased for homeowners since the 2010-2014 ACS. Some communities in northwestern Santa Clarita Valley, some communities in southwestern Antelope Valley, West Athens-Westmont, and Florence-Firestone saw a reduction in overpayment amongst homeowners. East Los Angeles and Hacienda Heights also had fewer overpaying homeowners.

The proportion of overpaying renter households in the unincorporated areas varied. Many of the census tracts in northern Santa Clarita Valley and the Antelope Valley saw an increase in overpaying renter households. Cost burden amongst renter households in West Los Angeles (Sawtelle VA), Kagel/Lopez Canyons worsened since the 2010-2014 ACS, while several census tracts in West Rancho Dominguez, Ladera Heights, Alondra Park, and West Athens-Westmont had fewer cost burdened renter households.

Table E-7: Cost Burden by Tenure – Unincorporated Los Angeles County

Tenure	Total Households	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed
Owners with Mortgage	134,662	53.7%	25.6%	20.0%	0.7%
Owners without Mortgage	48,906	85.0%	6.8%	6.6%	1.6%
Renters	120,415	37.7%	25.9%	30.2%	6.1%
Total	303,983	52.4%	22.7%	21.9%	3.0%

Source: LACDA 2018-2023 Consolidated Plan, 2012-2016 ACS.

Figure E-18: (A) Overpayment - Homeowners (2010-2014)

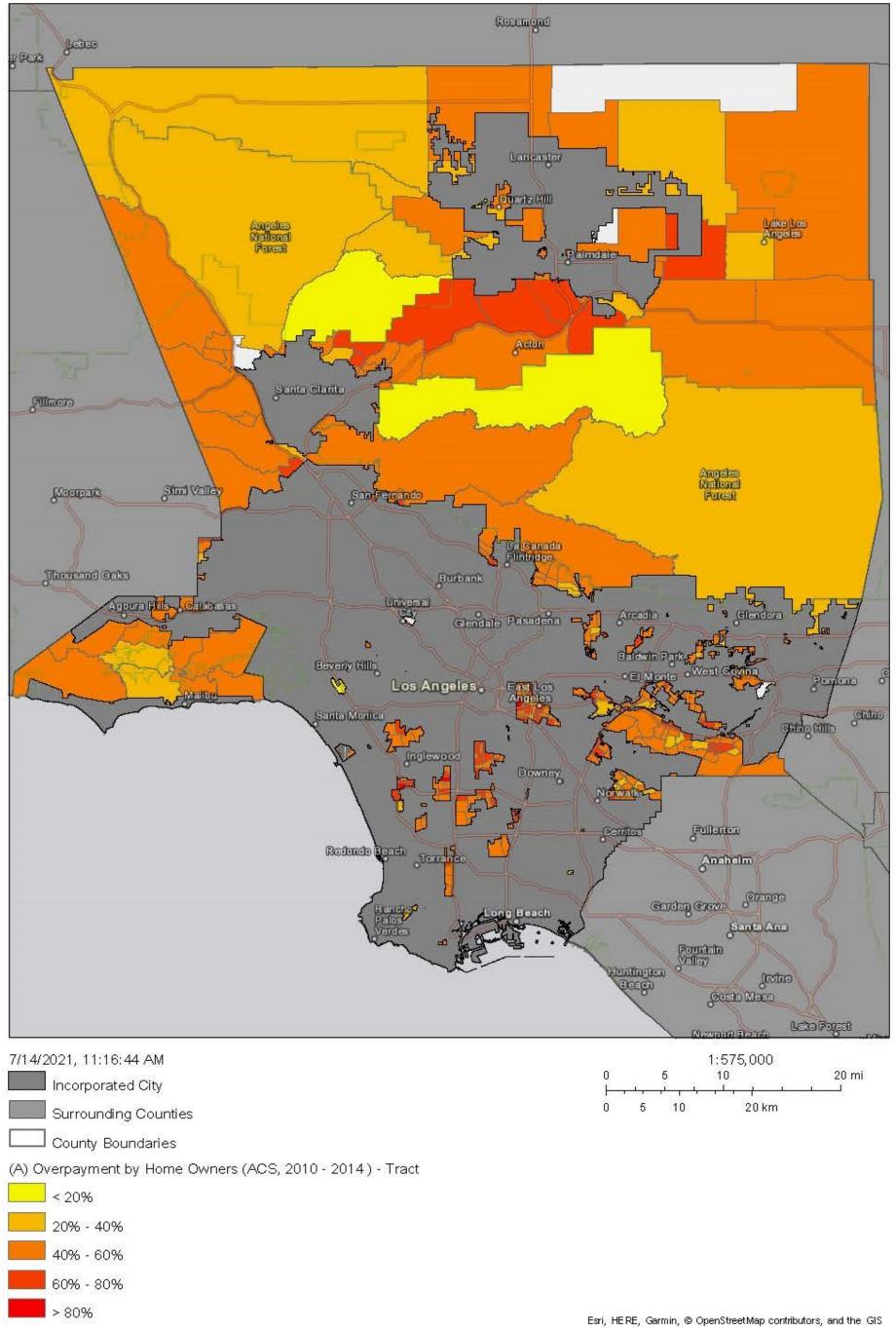


Figure E-18: (B) Overpayment - Homeowners (2015-2019)

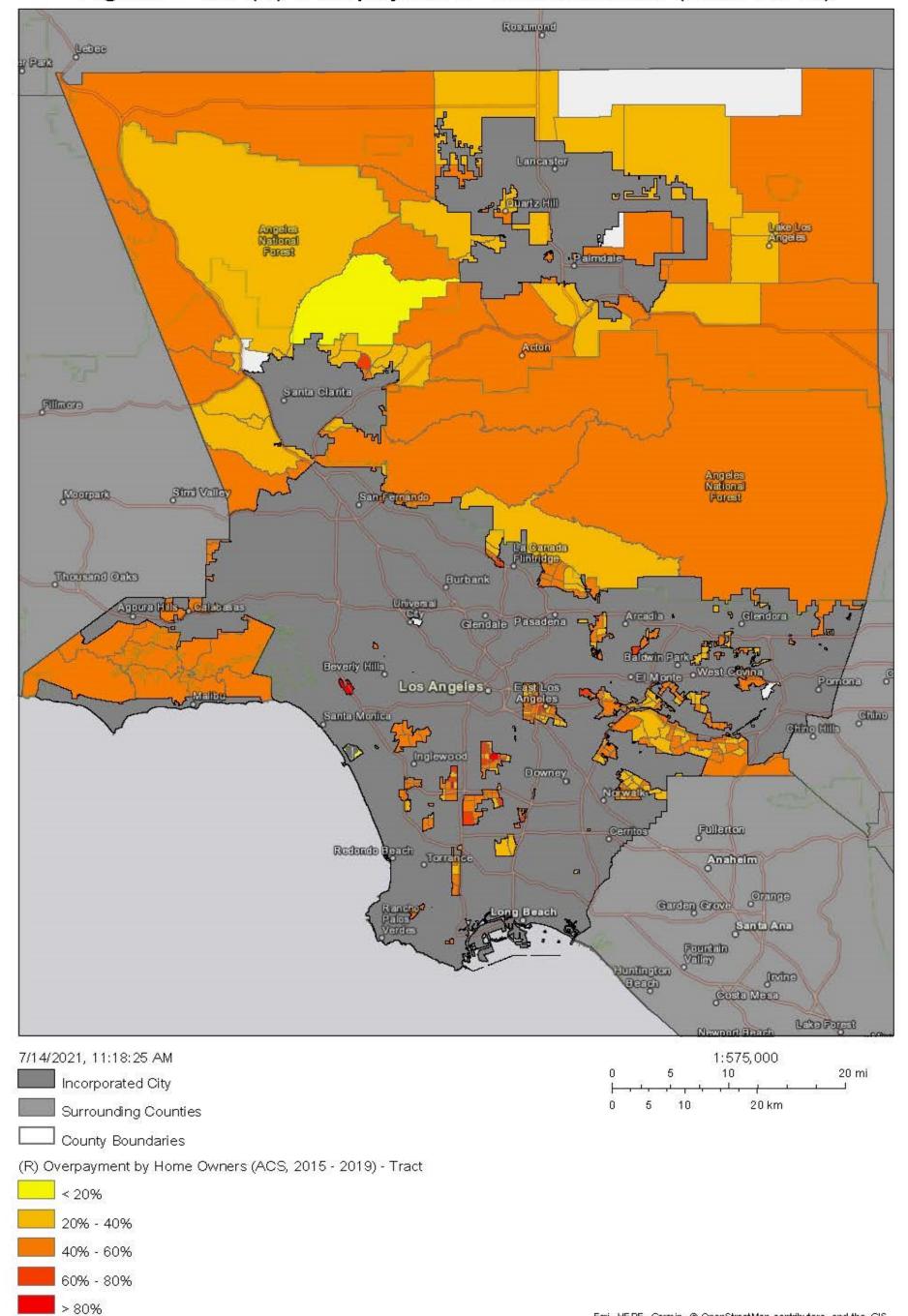
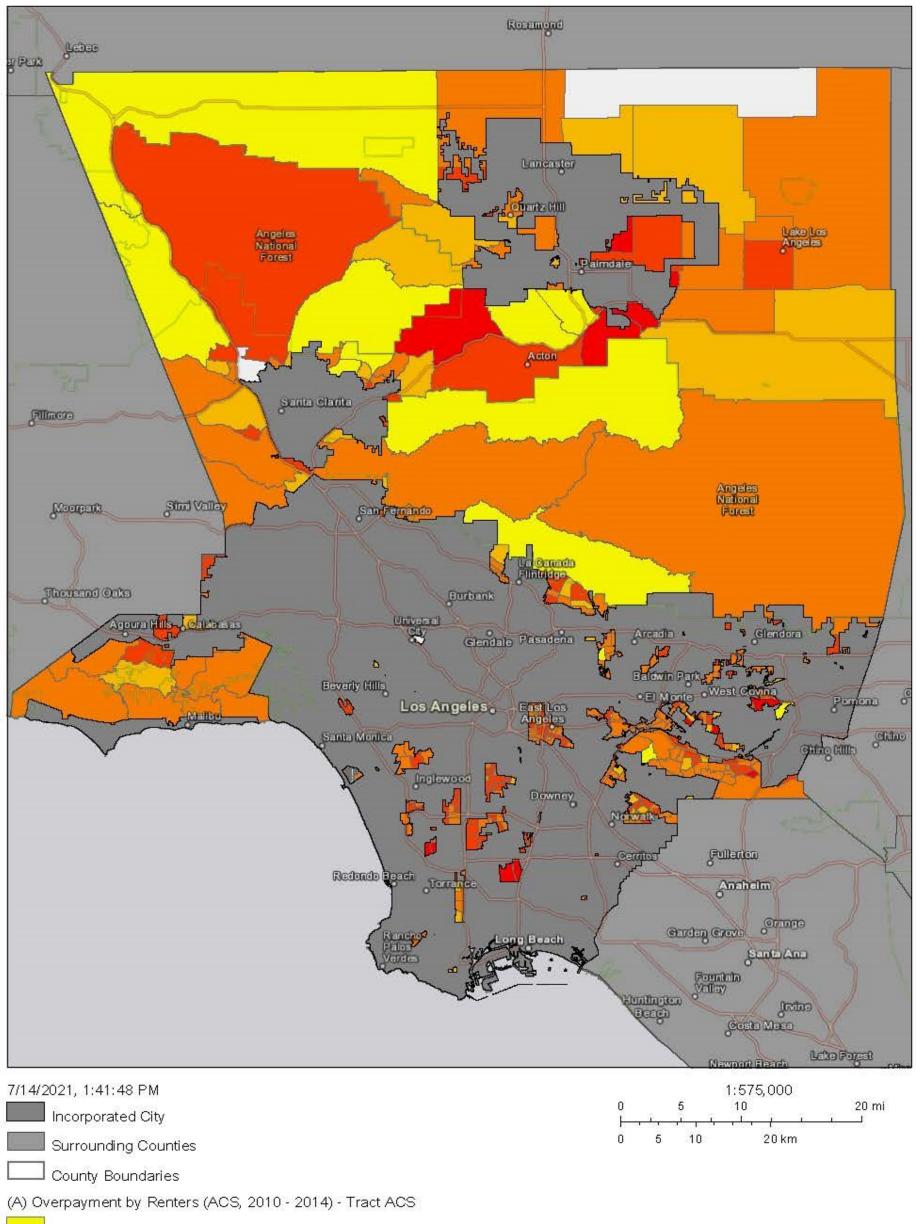


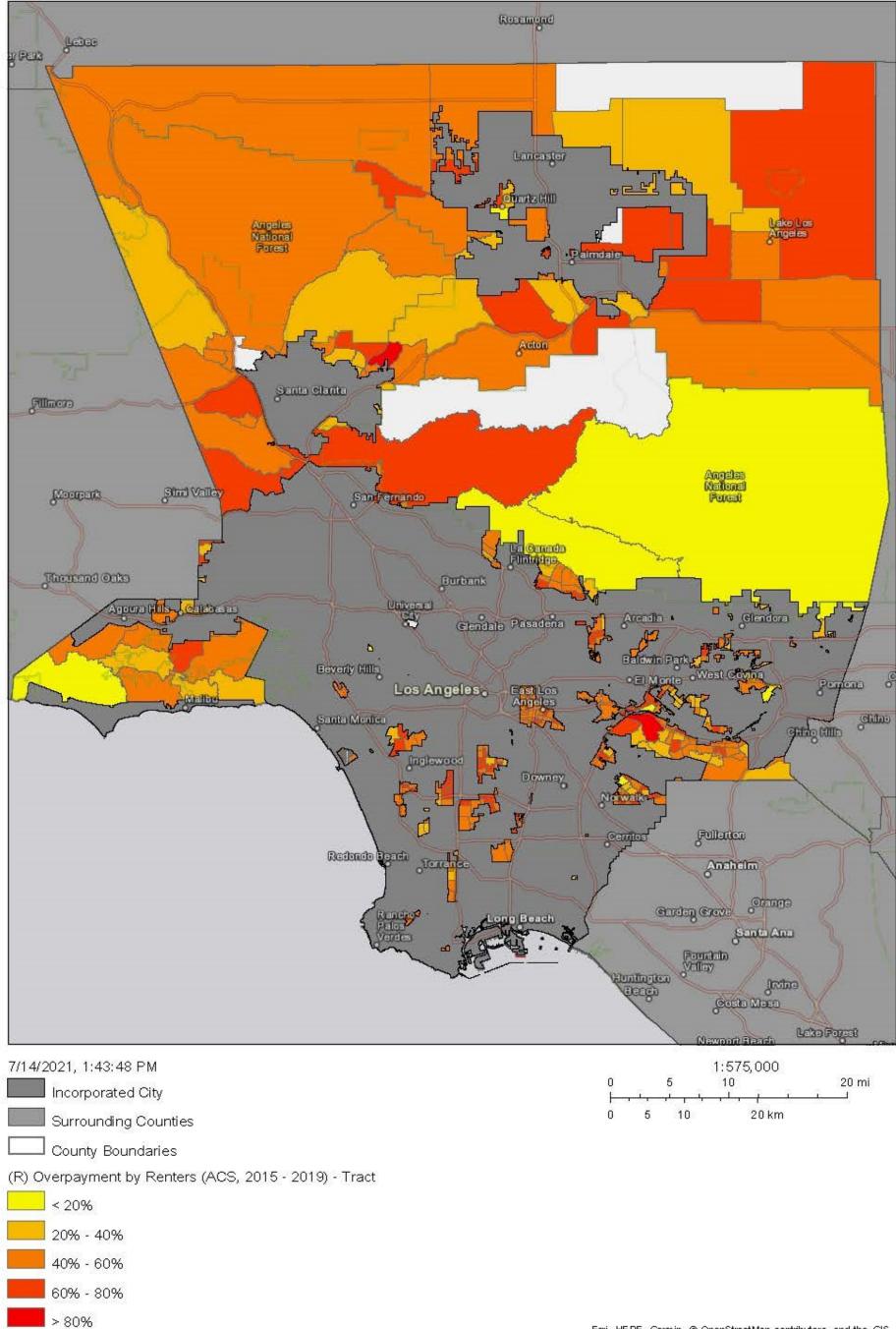
Figure E-18: (C) Overpayment – Renters (2010-2014)





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Figure E-18: (D) Overpayment – Renters (2015-2019)



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Overcrowding

As shown in <u>Table E-6Table E-6Table</u>, nearly 50 percent of the residents of the Los Angeles Urban County experienced a housing problem, such as cost burden, incomplete kitchen or plumbing facilities, or overcrowding. As shown in <u>Table E-8Table E-8Table E-8</u>, approximately 8 percent of households in the unincorporated areas are overcrowded, including 4.4 percent severely overcrowded households. Overcrowding in the unincorporated areas was more common than throughout Los Angeles Urban County jurisdictions. Overcrowding was also more common in the unincorporated areas than in Los Angeles County, with a smaller proportion that was severely overcrowded.

<u>Figure E-19</u> (A) and <u>Figure E-19</u> (B) show concentrations of overcrowded and severely overcrowded households by census tract. Census tracts within Lennox, West Athens-Westmont, West Rancho Dominguez, Willowbrook, East Rancho Dominguez, Florence-Firestone, Walnut Park, East Los Angeles, North Whittier, South Whittier-Sunshine Acres, Avocado Heights, South San Jose Hills, East Irwindale, and Covina Islands have higher (>20 percent) concentrations of overcrowded households. East Los Angeles and Florence-Firestone also have higher concentrations of severely overcrowded households.

Table E-8: Overcrowding

Jurisdiction	> 1 Person	per Room	> 1.5 Person	Total	
Junsaiction	Number	Percent	Number	Percent	Households
Unincorporated Areas	24,365	8.0%	13,315	4.4%	303,983
Los Angeles Urban County	47,711	6.1%	25,067	3.2%	782,957
Los Angeles County	228,909	7.0%	157,484	4.8%	3,281,845

Source: LACDA 2018-2023 Consolidated Plan, 2016-2020 ACS (5-Year Estimates).

Figure E-19: (A) Overcrowded Households by Census Tract

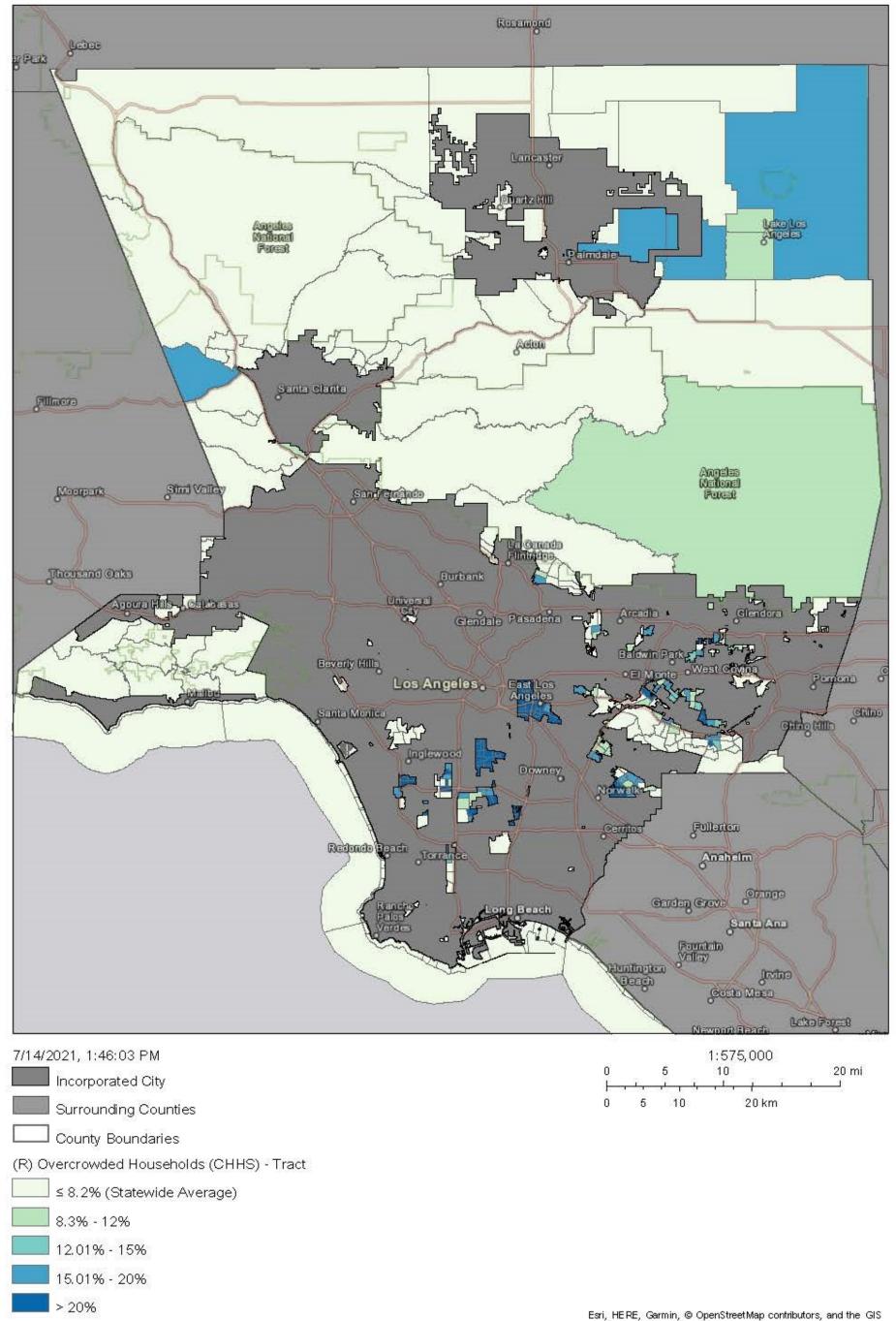
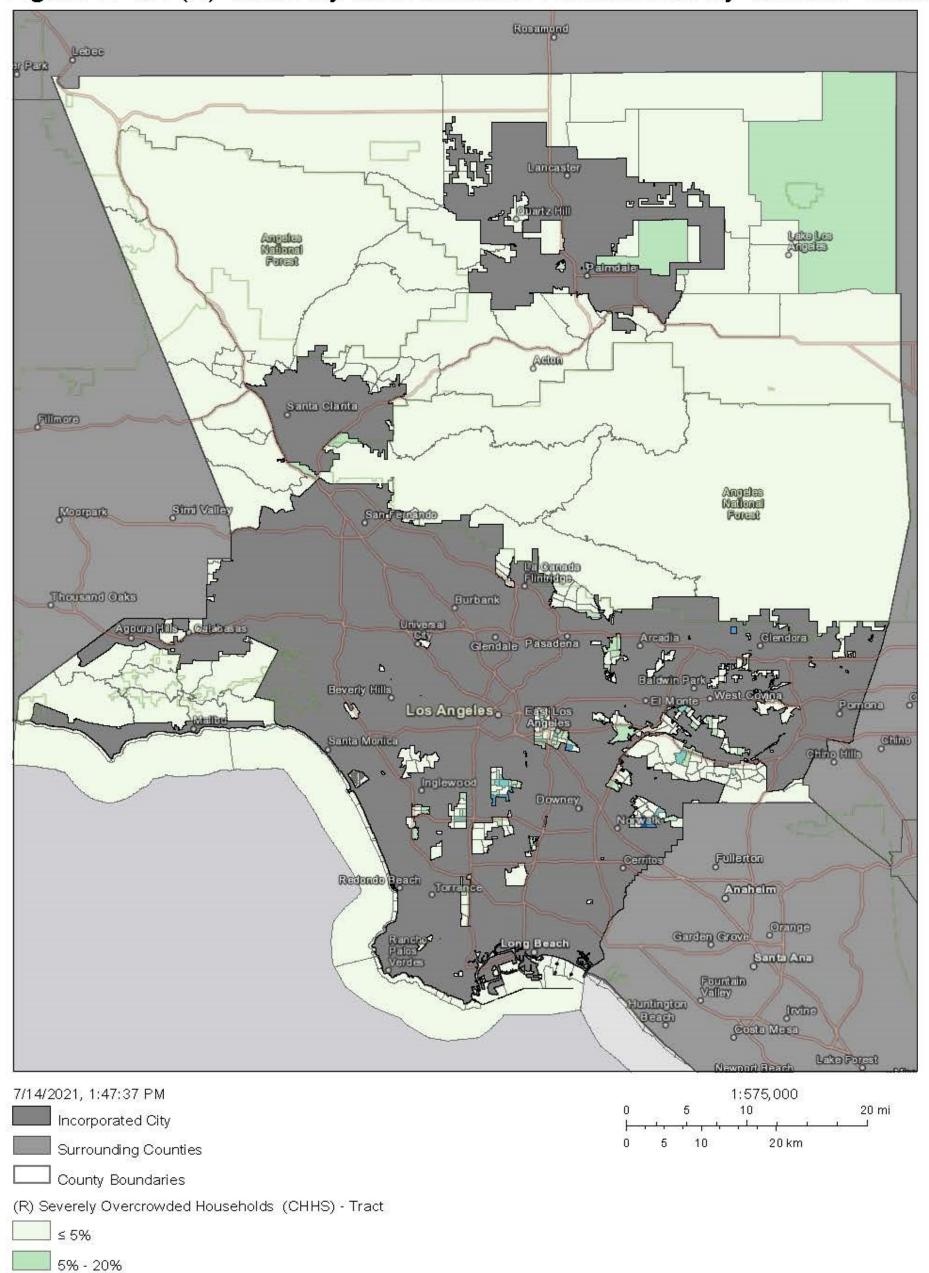


Figure E-19: (B) Severely Overcrowded Households by Census Tract





20% - 35%

35% - 65%

> 65%

No Data

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In the unincorporated areas, only 0.4 percent of households lacked complete plumbing facilities, which is the same percentage countywide (**Table E-9**Table E-9). Compared to Los Angeles Urban County jurisdictions and Los Angeles County, the unincorporated areas had the smallest proportion of households lacking kitchen facilities.

Table E-9: Substandard Housing Conditions

Jurisdiction		nplete Plumbing cilities	Lacking Complete	Total	
	Number	Percent	Number	Percent	Households
Unincorporated Areas	1,111	0.4%	2,766	0.9%	303,983
Los Angeles Urban County	2,578	0.3%	8,898	1.1%	782,957
Los Angeles County	14,568	0.4%	50,923	1.6%	3,281,845

Source: LACDA 2018-2023 Consolidated Plan, 2016-2020 ACS (5-Year Estimates).

The County gathered data from the existing code enforcement programs and conducted a rental housing habitability survey. LACDA, DRP, DPH, and PW provided data on inspections and violations. For FY 2017-2018, LACDA conducted 8,639 Housing Quality Standards (HQS) inspections on 4,824 rental housing units in the unincorporated areas and found violations across 1,818 units. The majority of violations were minor deficiencies. DPH conducted inspections of 15,000 rental units and identified violations in 685 units. DRP inspected 145 units and 118 units were found to have violations, mainly from unpermitted units.

The Code Enforcement Workgroup (comprised of LACDA, DRP, DPH, and PW) also conducted a rental housing habitability survey of renters residing in cities and the unincorporated areas from July 2, 2019 to August 2, 2019. The Workgroup received 618 responses, of which 70 rented in the unincorporated areas. About 40 percent of respondents living in the unincorporated areas stated they had experienced uninhabitable, unsanitary, or unsafe conditions in their home within the previous two years. Of that 40 percent, 66 percent indicated that the conditions were never resolved.

Displacement Risk

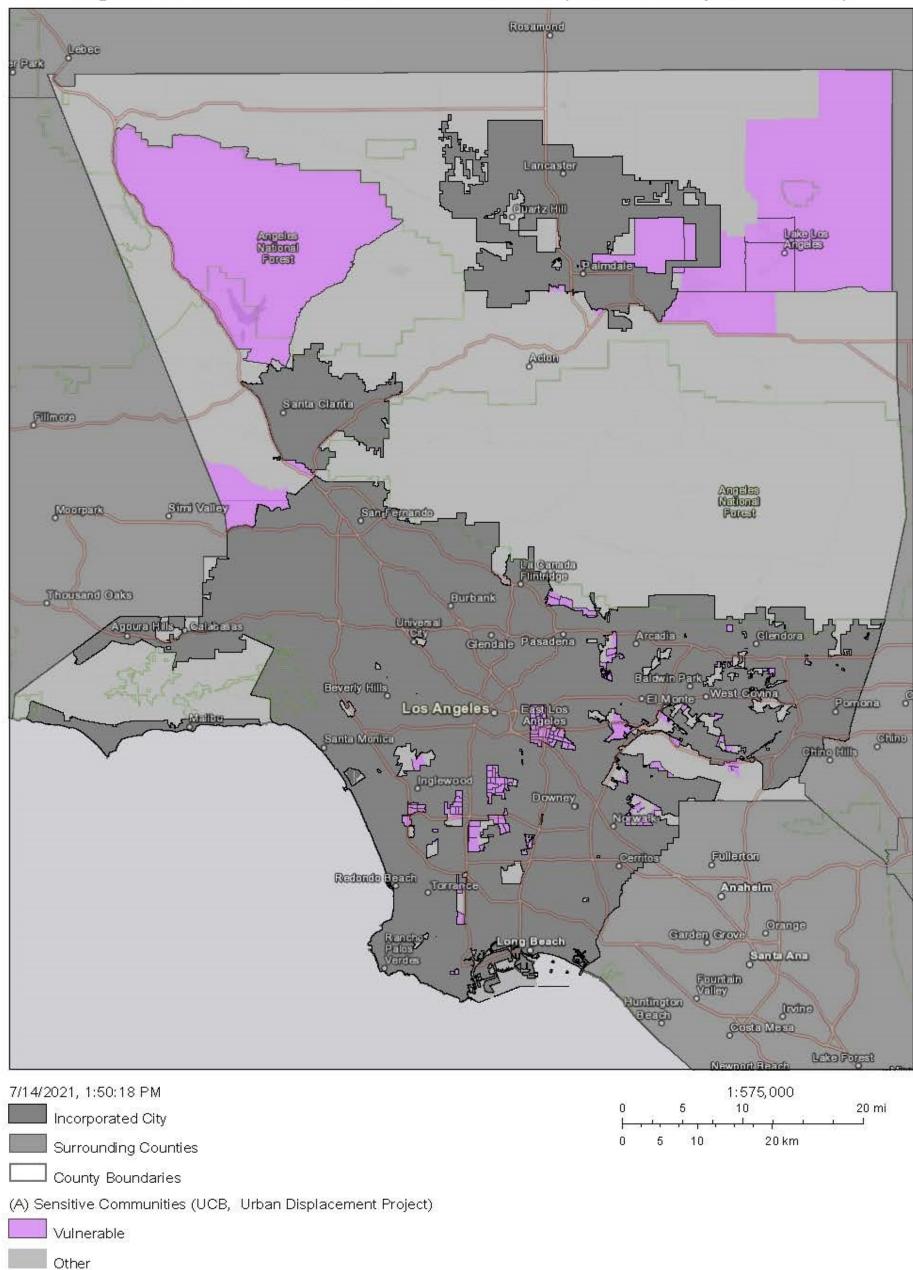
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The census tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
 - The census tract or areas in close proximity have been experiencing displacement pressures (percent change in rent above county median for rent increases), or
 - Difference between census tract median rent and median rent for surrounding census tracts above median for all census tracts in the county (rent gap).

Figure E.<u>Error! Reference source not found.</u>**20** shows the sensitive communities in Los Angeles County. Urban displacement often disproportionately impacts sensitive communities, such as people of color, LMI populations, and persons with disabilities. The following are unincorporated areas at risk of displacement, with relevant factors:

- Lennox/Del Aire: One R/ECAP census tract in Lennox. These areas also have higher concentrations of people of color and LMI households.
- West Athens-Westmont: Two R/ECAP census tracts in West Athens-Westmont. The census tracts in this area have larger percentages
 of people of color and LMI households.
- Florence-Firestone/Walnut Park: There is one R/ECAP census tract in Florence-Firestone. These areas have higher concentrations of people of color and LMI households.
- Willowbrook/West Rancho Dominguez/East Rancho Dominguez: These areas have higher concentrations of people of color and LMI households. There is one R/ECAP census tract in Willowbrook.
- Northeast Antelope Valley: This area contains census tracts with higher concentrations of people of color and LMI households.
- East Los Angeles: This area contains census tracts with higher concentrations of people of color and LMI households.
- South Whittier/West Whittier-Los Nietos: These areas contain census tracts with higher concentrations of people of color and LMI households.
- South San Gabriel/East San Pasadena-East San Gabriel: These areas contain census tracts with higher concentrations of people of color and LMI households.
- Rowland Heights/Hacienda Heights: These areas contain census tracts with higher concentrations of people of color and LMI households.
- Windsor Hills: This area contains census tracts with higher concentrations of people of color.
- West Carson: This area contains census tracts with higher concentrations of people of color.
- Altadena: This area contains census tracts with higher concentrations of people of color.

Figure E-20: Sensitive Communities (Urban Displacement)



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Summary of Fair Housing Issues

<u>Table E-10</u>Table E-10, below, summarizes the fair housing issues identified in the 2018 Regional Analysis of Fair Housing. Fair housing issues were most prevalent in the following unincorporated areas:

- Antelope Valley (northeastern)
- East Los Angeles
- Florence-Firestone
- Lennox
- West Athens-Westmont
- Willowbrook

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	 In FY 2019-2020, 83 fair housing cases were opened; 47 percent related to physical disability, 22 percent related to mental disability, and 19 percent related to source of income. HRC conducts outreach and education throughout the Los Angeles Urban County annually. LACDA has committed to complying with the Fair Housing Act and related regulations.
Integration and Segregation	
Race/Ethnicity	 76 percent of households and 81 percent of the population is part of a non-White group. Dissimilarity between White and non-White communities has worsened. Non-White/White, Black/White and Hispanic/White communities remain highly segregated as of 2020. Rowland Heights, Hacienda Heights, East Los Angeles, West Puente Valley, Walnut Park, West Whittier, South Whittier, View Park, Windsor Hills, and communities in northeastern Antelope Valley have high concentrations of people of color.
Disability	 Nearly 10 percent of Los Angeles County residents experience a disability. Discrimination complaints related to physical disability (47 percent) and mental disability (22 percent) were the most common. Census tracts with a high number of residents with disabilities are generally not concentrated in one area; West Los Angeles (Sawtelle VA) and northeastern Santa Clarita Valley have the highest concentration of persons with disabilities.
Familial Status	 Tracts with larger populations of children in married couple households are located in West Athens-Westmont, Lennox, and East Los Angeles. Larger populations of children in female-headed households are more concentrated in West-Athens Westmont, Lennox, Florence-Firestone and eastern Antelope Valley areas.
Income	 Approximately 44 percent of households in the Los Angeles Urban County are lower income. LMI populations are concentrated in Lennox, West Athens-Westmont, Florence-Firestone, Willowbrook, West Los Angeles (Sawtelle VA), East Los Angeles, West

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
	Puente Valley, some northeastern communities in the Antelope Valley, and some northeastern communities in the Santa Clarita Valley.
Racially or Ethnically Cond	entrated Areas of Poverty
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)	R/ECAPs are located in the following unincorporated communities: West Athens-Westmont, Florence-Firestone, Lennox, West Los Angeles (Sawtelle VA), and Willowbrook.
Racially or Ethnically Concentrated Areas of Affluence (RCAAs)	 Unincorporated census tracts in the Santa Monica Mountains, Altadena, some communities in northeastern Santa Clarita Valley, and some communities in southwestern Antelope Valley have higher concentrations of non-Hispanic White populations and median incomes exceeding \$125,000.
Access to Opportunities	
Economic	 The following unincorporated communities contain tracts with very low economic scores (<0.25): West Los Angeles (Sawtelle VA), Lennox, Florence-Firestone, West Athens-Westmont, East Los Angeles, and some communities in eastern Antelope Valley. Census tracts in the unincorporated areas with very low economic scores are generally dispersed throughout Los Angeles County.
Education	The following unincorporated areas contain census tracts with very low education scores (<0.25): View Park, Windsor Hills, East Los Angeles, West Athens-Westmont, Willowbrook, West Rancho Dominguez, Florence-Firestone, Sylmar Island, Kagel/Lopez Canyons, some communities in northern Santa Clarita Valley, some eastern communities in eastern Antelope Valley, Covina Islands, South Jose Hills, and parts of the Santa Monica Mountains.
Environmental	 The following unincorporated communities contain tracts with very low environmental scores (<0.25): West Los Angeles (Sawtelle VA), Florence-Firestone, West Carson, Rancho Dominguez, East Los Angeles, Willowbrook, West Rancho Dominguez, South San Gabriel, Avocado Heights, North Whittier, Hacienda Heights, West San Dimas, Walnut Islands, Sylmar Island, Kagel/Lopez Canyons, and some communities in northern Santa Clarita Valley. Census tracts in the unincorporated areas with very low environmental scores are most concentrated are generally dispersed throughout Los Angeles County.
Transportation	Outside of the northern and western County, which do not have unincorporated communities in HQTAs, there are several unincorporated communities that fall within HQTAs.
Disproportionate Housing	Needs
Cost Burden	 Approximately 48.2 percent of households in the Los Angeles Urban County have one or more housing problems, including 42.9 percent that are cost burdened. All racial and ethnic groups in the Los Angeles Urban County experience cost burden at a higher rate than non-Hispanic White residents (36.6 percent cost burdened); Black and Hispanic households have the highest rate of cost burden (both 49.7 percent). 13.3 percent of owners without a mortgage are cost burdened or severely cost burdened, compared to 45.6 percent of owners with a mortgage, and 56.1 percent of renters. Overpayment has generally decreased for homeowners in the unincorporated areas since the 2010-2014 ACS. Overpayment among renter households has fluctuated

Table E-10: Summary of Fair Housing Issues

Fair Housing Issue	Summary
	throughout Los Angeles County. Increases in overpaying renter households are generally not concentrated in one area.
	 Approximately 8 percent of the households in the unincorporated areas are overcrowded, including 4.4 percent severely overcrowded.
Overcrowding	 Overcrowding is more common in the unincorporated areas than in the Los Angeles Urban County (6.1 percent overcrowded) and Los Angeles County (7 percent overcrowded).
	 Overcrowded households are most concentrated in unincorporated tracts in West Athens-Westmont, Florence-Firestone, Lennox, East Los Angeles, and North Whittier.
Substandard Housing	 Approximately 0.4 percent of the households in the unincorporated areas lack complete plumbing facilities and 0.9 percent lack complete kitchen facilities. Lack of complete plumbing facilities is comparable to the Los Angeles Urban County and Los Angeles County (0.3 percent and 0.4 percent, respectively); fewer households in the unincorporated areas lack complete kitchen facilities compared to the Los Angeles Urban County (1.1 percent) and Los Angeles County (1.6 percent).
Displacement Risk	The following unincorporated areas have higher concentrations of census tracts that are considered sensitive communities: West Athens-Westmont, View Park, Windsor Hills, East Los Angeles, Altadena, East Pasadena, East San Gabriel, South San Gabriel, northern Santa Clarita Valley communities, and eastern Antelope Valley communities.

The 2018 Al identified the following impediments to fair housing choice in the Los Angeles Urban County. Discussions exclusively pertinent to the unincorporated areas are not available. However, the unincorporated areas comprise of about 43 percent of the population of the Los Angeles Urban County. The following impediments are considered "high priority." The following are high priority issues relevant to the unincorporated areas:

- 1. Barriers to mobility and lack of accessible housing in a range of unit sizes. The 2018 Al included a survey in which over a third of respondents with a disability experienced difficulty getting around their neighborhood or housing complex, and approximately 10 percent of respondents indicated that their homes had problems limiting accessibility. According to the 2014-2018 ACS, nearly 10 percent of Los Angeles County residents experience a disability. The 2017-2018 Resident Survey included in the 2018 Al found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4.
- 2. Lack of affordable housing in a range of sizes and land use/planning decisions restricting affordable housing. Approximately 74 percent of large family households in Los Angeles County experienced a housing problem, such as cost burden or overcrowding, according to the 2018 Al. Over 20 percent of all households in Los Angeles County have 5 or more persons. In the Los Angeles Urban County, 43 percent of households pay more than 30 percent of their income in rent. Affordable housing projects were found to be disproportionately located in or adiacent to R/ECAPs.
- 3. Lack of sufficient publicly supported housing for persons with HIV/AIDS. The 2018 AI reported that approximately 60,000 residents in Los Angeles County live with HIV/AIDS. The Hispanic population was found to be disproportionately affected.
- 4. Significant disparities in the proportion of members of protected classes experiencing

- **substandard housing when compared to the total population.** People of color, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Black and Hispanic households were more likely to experience a housing problem, including cost burden, countywide.
- 5. **Noise pollution due to plane traffic from Los Angeles International Airport.** The 2018 Al estimates that 8,424 dwelling units are impacted by noise from LAX. Some unincorporated communities, including Marina del Rey, Lennox, and Del Aire, are located in the proximity of LAX; therefore, some unincorporated areas residents may be exposed to excessive noise generated by air traffic.
- Poor land use and zoning situating sources of pollution and environmental hazards near housing. R/ECAPs in the Los Angeles Urban County tend to have higher levels of toxic emissions and environmental hazards.
- 7. Lack of information on affordable housing and lack of knowledge of Fair Housing, Section 504 and ADA laws. Access to information about affordable housing was found to be limited countywide. Nearly 40 percent of Fair Housing Survey respondents reported that they were not aware of their right to request reasonable accommodations. The County does include information about housing discrimination and retaliation, including where to file discrimination complaints, on its website.
- 8. Increasing measures of segregation; lack of opportunities for residents to obtain housing in higher opportunity areas; lack of resources and services for working families (e.g., helping find housing for people of color). There are five unincorporated areas with R/ECAP census tracts. As described in the Access to Opportunities section, communities with lower economic, education, and jobs proximity indices often also have high concentrations of people of color, children in female-headed households, and LMI populations. The 2018 AI reported that higher income households tend to have more knowledge about housing and other services than lower income households.
- 9. Discrimination in private rental and homes sales market, including the private accessible rental markets. According to the 2019 Home Mortgage Disclosure Act (HMDA) data provided by Lending Patterns for Los Angeles County, White, non-Hispanic residents were approved for housing loans at a rate of 64.5 percent, while non-White residents were approved at a rate of 60.7 percent. American Indian/Alaska Native residents were approved at the lowest rate (47.2 percent) and Asian residents were approved at the highest rate (67 percent). Black/African American residents and Hispanic residents were approved at a rate of 53.4 percent and 58.6 percent, respectively. Disability discrimination complaints were the most common in Los Angeles County according to HUD Fair Housing Complaint data.
- 10. **Public safety concerns and juvenile crime activity.** Approximately 37 percent of Fair Housing Survey respondents living in R/ECAPs reported that they felt unsafe in their neighborhood at night and approximately 20 percent of all Los Angeles Urban County survey respondents reported feeling unsafe in their neighborhood at night. There are five unincorporated areas with R/ECAPs census tracts. Juvenile crime activity was found to be most prevalent in lower income communities countywide.
- 11. **Increase independence for the elderly or families with disabilities.** Similar to statewide trends, the population in the unincorporated areas has aged in recent years. Between 2000 and

2018, the 55-64 age group in the unincorporated areas grew from 7.2 percent to 12.1 percent. Conversely, the 5-20 age group declined from 26.8 percent in 2000 to 20.4 percent in 2018. Nearly 20 percent of unincorporated areas residents experienced a disability.

- 12. **People with disabilities becoming homeless; enhance programs to help at-risk homeless population.** The 2018 Al reported that over 15 percent of the homeless population in Los Angeles County had a physical disability and more than 3 percent had a developmental disability. According to the 2020 LAHSA Homeless Count, there are approximately 66,436 homeless persons living in Los Angeles County, which is an increase of 13 percent since 2019. Within the unincorporated areas, the homeless population increased 7.8 percent from 5,646 persons in 2019 to 6,088 persons in 2020.
- 13. Illegal dumping Proximity to environmental hazards, especially in communities of color. Low income households and Latino, Black, NHOPI, and Native American households are most likely to live in areas with high pollution levels according to the 2018 AI.
- 14. **Disconnect in matching people with disabilities with the right housing resources.** In addition to the 40 percent of survey respondents that reported they were unaware of their right to request reasonable accommodations, 11 percent were in need of one.
- 15. Disparities in job readiness and educational achievement. As shown in <u>Figure E-14</u>Figure <u>E-14</u>, areas with lower education index scores often overlap with areas with higher concentrations of people of color, children in female-headed households, or LMI populations.

SITES INVENTORY

The County has been allocated a Regional Housing Needs Allocation (RHNA) of 90,052 units:

- 25,648 very low income units
- 13,691 low income units
- 14,180 moderate income units
- 36,533 above moderate income units

The County must identify adequate sites for accommodating the RHNA for all income groups. Typically, sites that are zoned for higher density multifamily housing are considered adequate to facilitate lower income housing. Based on the County's current land use policies and development regulations, the County would not be able to accommodate its RHNA without rezoning.

For the purpose of land use planning, the unincorporated areas are divided into General Plan Planning Areas (PAs):

- Antelope Valley
- Coastal Islands
- East San Gabriel Valley
- Gateway
- Metro
- San Fernando Valley
- Santa Clarita Valley

- Santa Monica Mountains
- South Bay
- West San Gabriel Valley
- Westside

To identify adequate sites and also appropriate sites for rezoning, the County undertook an extensive process to objectively identify feasible sites for accommodating the RHNA. The criteria have been described in detail in Section III – Background. From a fair housing perspective, the concern focuses on the overconcentration of lower income housing in areas already with disproportionate housing issues, high environmental burden, and limited access to resources and opportunities. This section evaluates the distribution of lower, moderate, and above moderate income units (adequate sites and rezone sites) across the PAs. Due to existing conditions such as significant environmental and hazard constraints (such as biologically sensitive areas and Very High Fire Hazard Severity Zones), no lower income sites are identified for Antelope Valley, Coastal Islands, San Fernando Valley, and Santa Monica Mountains.

California Tax Credit Allocation Committee Composite Score Map

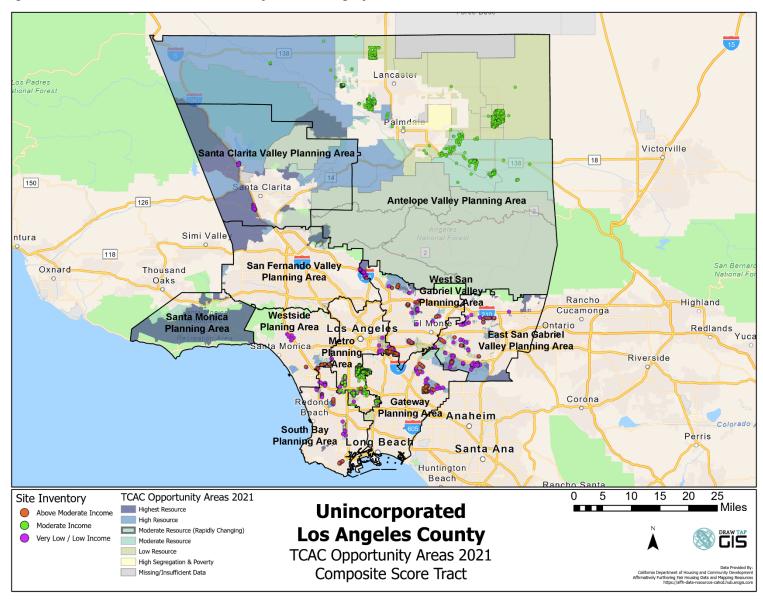
TCAC Opportunity Map categorizations for RHNA units by Planning Area are presented in <u>Table E-11Table E-11</u>. The Opportunity Map for unincorporated Los Angeles County areas and RHNA units are shown in <u>Figure E-21Figure E-21Error!</u> Reference source not found. As discussed previously, the Metro PA has the highest concentrations of low resource tracts and areas of high segregation and poverty.

Overall, the majority (74.2 percent) of lower income units are in census tracts that are considered highest, high, and moderate resource areas. The Metro PA has the largest number of lower income units. Within the Metro Planning Area, nearly half (49.4 percent) of the lower income units are located in moderate resource tracts, 30.3 percent are in low resource tracts, and 11.3 percent are in areas of high segregation and poverty. There are no lower income units in areas of high segregation and poverty in other Planning Areas. Approximately 49 percent of moderate income units are in moderate resource tracts, including moderate resource (rapidly changing), and 44.2 percent are in low resource tracts. A larger proportion of moderate income units are in high segregation and poverty areas compared to lower income units. Above moderate income units are generally dispersed amongst high resource tracts (31.9 percent), moderate resource tracts (29.4 percent), and low resource tracts (32.3 percent). There are no above moderate income RHNA units in areas of high segregation and poverty. Sites inventories and TCAC Opportunity Maps by Planning Area are included in Error! Reference source not found. Figure E-22 through Figure E-29-

Table E-11: Distribution of Lower Income RHNA Units by TCAC Category

Planning Area	High	nest	Hiç	gh	Mode	erate	Moderate Chan		Lo	w	High Seg and Po		Total Units
Lower Income RHNA Units													
East San Gabriel Valley	0.1%	11	51.9%	5,076	34.8%	3,405	0.0%	0	13.1%	1,280	0.0%	0	9,772
Gateway	4.4%	97	69.2%	1,516	10.9%	239	0.0%	0	15.5%	340	0.0%	0	2,192
Metro	0.0%	0	0.0%	0	49.4%	9,354	9.0%	1,709	30.3%	5,729	11.3%	2,135	18,927
Santa Clarita Valley	79.5%	1,063	20.5%	274	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,337
South Bay	0.0%	0	45.5%	2,570	53.9%	3,044	0.0%	0	0.6%	33	0.0%	0	5,647
West San Gabriel Valley	50.7%	2,602	29.4%	1,511	19.9%	1,019	0.0%	0	0.0%	0	0.0%	0	5,132
Westside	3.6%	170	47.4%	2,240	25.4%	1,201	0.0%	0	23.5%	1,112	0.0%	0	4,723
Total	8.3%	3,943	27.6%	13,187	38.3%	18,262	3.6%	1,709	17.8%	8,494	4.5%	2,135	47,730
Moderate Income RHNA I	Units												
Antelope Valley	0.0%	0	6.3%	81	44.6%	570	0.0%	0	48.9%	626	0.2%	2	1,279
Metro	0.0%	0	0.0%	0	35.6%	2,545	14.1%	1,009	43.4%	3,102	6.9%	490	7,146
Total	0.0%	0	1.0%	81	37.0%	3,115	12.0%	1,009	44.2%	3,728	5.8%	492	8,425
Above Moderate Income	RHNA Units	S											
East San Gabriel Valley	0.0%	0	80.8%	1,183	11.7%	171	0.0%	0	7.5%	110	0.0%	0	1,464
Gateway	0.0%	0	12.1%	541	1.3%	58	0.0%	0	86.6%	3,880	0.0%	0	4,479
Metro	0.0%	0	0.0%	0	94.9%	1,315	0.0%	0	5.1%	70	0.0%	0	1,385
South Bay	0.0%	0	11.8%	161	88.2%	1,205	0.0%	0	0.0%	0	0.0%	0	1,366
West San Gabriel Valley	28.8%	723	45.3%	1,135	25.9%	650	0.0%	0	0.0%	0	0.0%	0	2,508
Westside	5.7%	78	72.4%	998	22.0%	303	0.0%	0	0.0%	0	0.0%	0	1,379
Total	6.4%	801	31.9%	4,018	29.4%	3,702	0.0%	0	32.3%	4,060	0.0%	0	12,581

Figure E-21: Distribution of RHNA Units by TCAC Category



The following figures show TCAC Opportunity Maps and Sites Inventory by Planning Area. All Planning Areas have low resource tracts in the Sites Inventory areas except for the Santa Clarita Valley Planning Area shown in Figure E-26. The Antelope Valley Planning Area (Figure E-25) have high segregation and poverty tracts in the Sites Inventory area. The Sites inventory areas by Planning Area contain the following Opportunity Map tract types:

- **Antelope Valley Planning Area** tracts at every opportunity level (highest, high, moderate, low, and high segregation and poverty)
- East San Gabriel Valley Planning Area low, moderate, high, and highest resource tracts
- Gateway Planning Area low, moderate, high, and highest resource tracts
- **Metro Planning Area** low, moderate, and high segregation and poverty tracts, and one high resource tract
- Santa Clarita Valley Planning Area moderate, high, and highest resource tracts
- South Bay Planning Area low, moderate, high, and highest resource tracts
- West San Gabriel Valley Planning Area low, moderate, high, and highest resource tracts
- Westside Planning Area low, moderate, high, and highest resource tracts

Figure E-22: Sites Inventory and TCAC Opportunity Map - Antelope Valley Planning Area

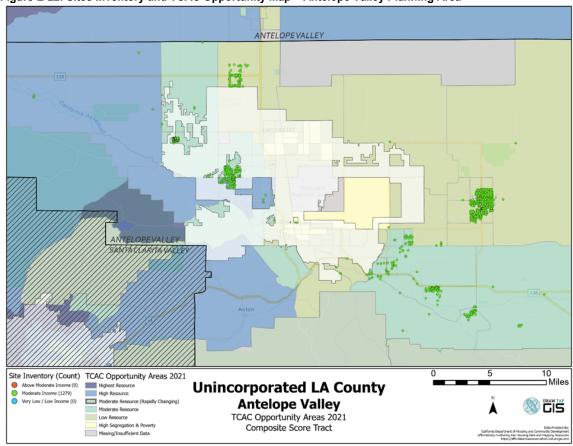


Figure E-23: Sites Inventory and TCAC Opportunity Map - East San Gabriel Valley Planning Area

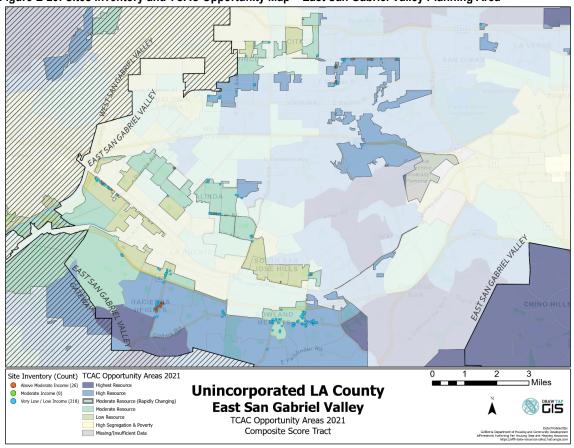


Figure E-24: Sites Inventory and TCAC Opportunity Map - Gateway Planning Area

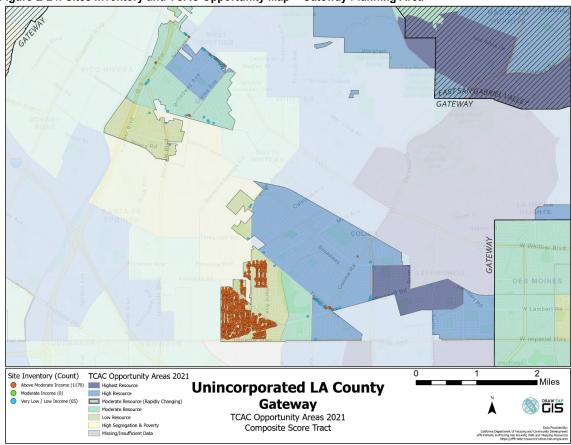


Figure E-25: Sites Inventory and TCAC Opportunity Map - Metro Planning Area

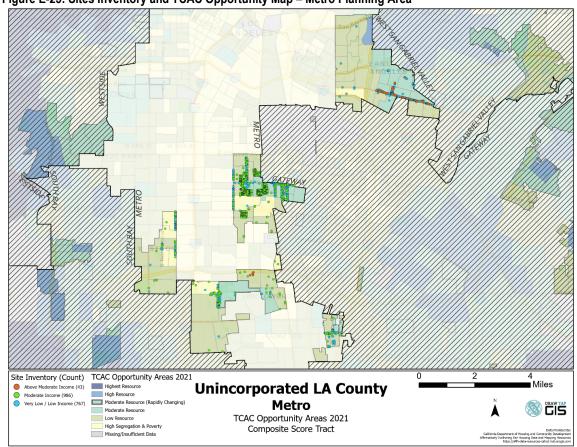


Figure E-26: Sites Inventory and TCAC Opportunity Map – Santa Clarita Valley Planning Area

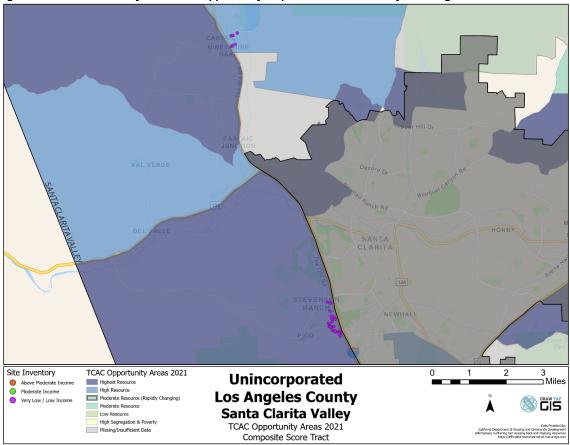


Figure E-27: Sites Inventory and TCAC Opportunity Map – South Bay Planning Area

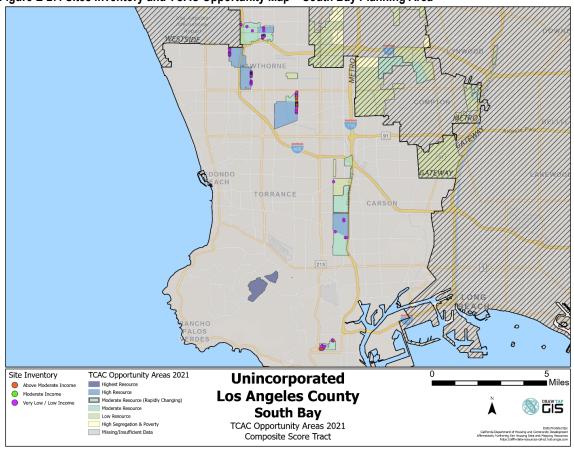


Figure E-28: Sites Inventory and TCAC Opportunity Map – West San Gabriel Valley Planning Area

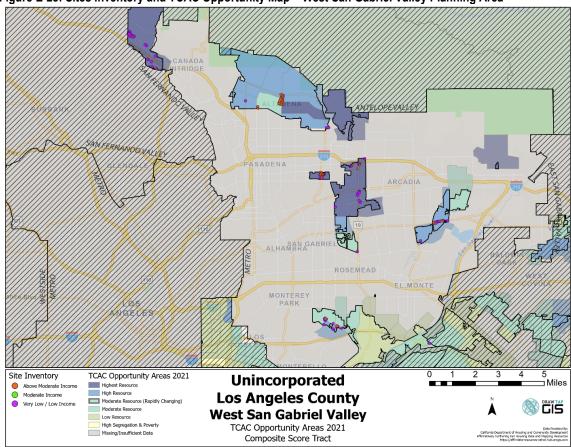
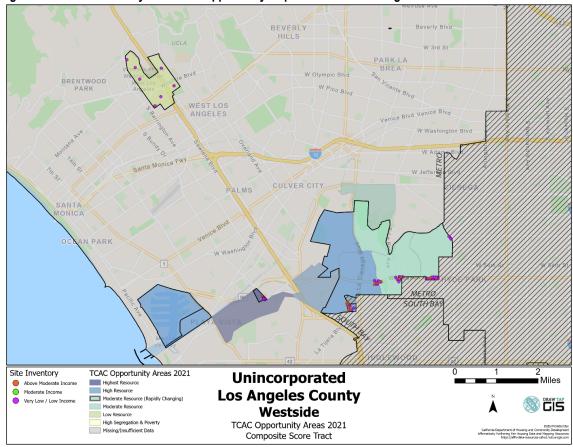


Figure E-29: Sites Inventory and TCAC Opportunity Map – Westside Planning Area



Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

As shown in <u>Table Table E-4</u>, only six census tracts in the unincorporated areas are defined as R/ECAPs.⁹ Four R/ECAPs are located in the Metro Planning Area, one in the South Bay Planning Area, and one in the Westside Planning Area. <u>Error! Reference source not found.</u> Figure E-21 shows the location of sites used to meet the lower income RHNA and unincorporated Los Angeles County R/ECAPs. As discussed previously, R/ECAPs are located in unincorporated Los Angeles County communities of Athens-Westmont (two R/ECAPs), Florence/Firestone, Lennox, Willowbrook, and Sawtelle VA Center.

Table E-12 Table E-11 presents this distribution of units used to meet the County's 2021-2029 RHNA by R/ECAP designation and Planning Area. Approximately 6.2 percent of lower income RHNA units are located in a R/ECAP, including 7.5 percent of lower income units in the Metro Planning Area, 9.3 percent of lower income units in the South Bay Planning Area, ad 21.9% percent of lower income units in the Westside Planning Area. A smaller proportion of moderate income units are in R/ECAP tracts compared to lower income units. There are no above moderate income RHNA units in R/ECAP tracts. RHNA sites strategies and R/ECAPs in the Metro, South Bay, and Westside Planning Areas are detailed below.

Table E-12: Distribution of RHNA Units by R/ECAP Designation

Planning Area	Not a R/ECAP		R/ECAP Area		Total Units				
Lower Income RHNA Units									
East San Gabriel Valley	100.0%	9,772	0.0%	0	9,772				
Gateway	100.0%	2,192	0.0%	0	2,192				
Metro	92.5%	17,502	7.5%	1,425	18,927				
Santa Clarita Valley	100.0%	1,337	0.0%	0	1,337				
South Bay	90.7%	5,123	9.3%	524	5,647				
West San Gabriel Valley	100.0%	5,132	0.0%	0	5,132				
Westside	78.1%	3,691	21.9%	1,032	4,723				
Total	93.8%	44,749	6.2%	2,981	47,730				
Moderate Income RHNA Units									
Antelope Valley	100.0%	1,279	0.0%	0	1,279				
Metro	97.6%	6,974	2.4%	172	7,146				
Total	98.0%	8,253	2.0%	172	8,425				
Above Moderate Income RHNA Units									
East San Gabriel Valley	100.0%	1,464	0.0%	0	1,464				
Gateway	100.0%	4,479	0.0%	0	4,479				
Metro	100.0%	1,385	0.0%	0	1,385				
South Bay	100.0%	1,366	0.0%	0	1,366				
West San Gabriel Valley	100.0%	2,508	0.0%	0	2,508				

There is one census tract near Lancaster that is also considered an R/ECAP. However, the majority of that tract falls with the boundaries of the City of Lancaster.

Westside	100.0%	1,379	0.0%	0	1,379
Total	100.0%	12,581	0.0%	0	12,581



Figure E-30: Distribution of RHNA Units by R/ECAP Designation

Metro Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Metro Planning Area are shown in <u>Figure E-31</u>Figure E-31. There are four R/ECAPs in the Metro Planning Area, in the unincorporated communities of Athens/Westmont (two R/ECAPs), Florence/Firestone, and Willowbrook. All R/ECAPs are in the southern Metro Planning areas. Approximately 5.8 percent of RHNA units in the Metro Planning Area are in R/ECAPs, including 7.5 percent of lower income units and 2.4 percent of moderate income units (<u>Table E-13</u>).

Table E-13: Metro Planning Area RHNA Units and R/ECAPs

	Total Units	Units in R/ECAP	Percent in R/ECAP
Lower Income	18,927	1,425	7.5%
Moderate Income	7,146	172	2.4%
Above Moderate Income	1,385	0	0.0%
Total	27,458	1,597	5.8%

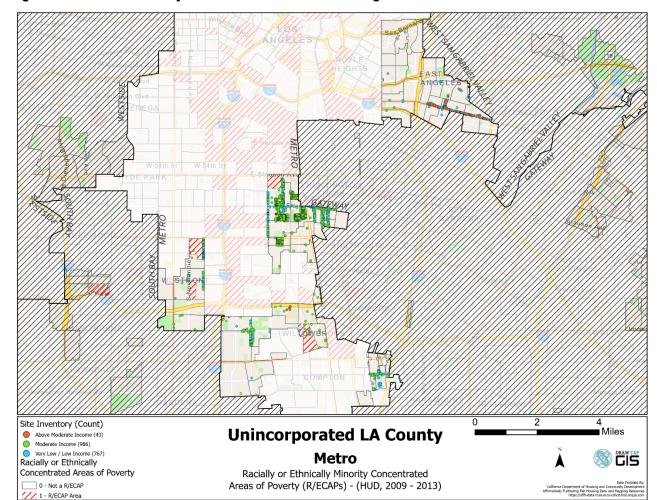


Figure E-31: Sites Inventory and R/ECAPs – Metro Planning Area

South Bay Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the South Bay Planning Area are shown in Figure E-32 Figure E-32. There is one R/ECAP the South Bay Planning Area in the unincorporated community of Lennox. The R/ECAP is in the northern portion of the South Bay Planning Area adjacent to the Westside and Metro Planning Areas. Approximately 7.5 percent of RHNA units in the South Bay Planning Area are the R/ECAP, including 9.3 percent of lower income units. There are no above moderate income units in the R/ECAP (Table E-14Table E-14).

Table E-14: Sites Inventory and R/ECAPs – South Bay Planning Area

	Total Units	Units in R/ECAP	Percent in R/ECAP
Lower Income	5,647	524	9.3%
Above Moderate Income	1,336	0	0.0%
Total	6,983	524	7.5%

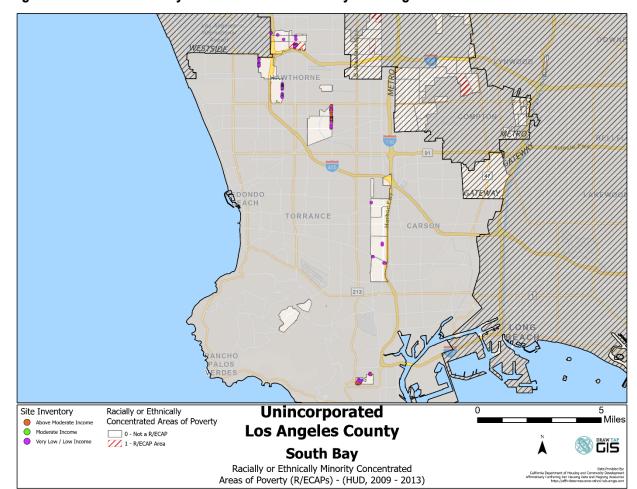


Figure E-32: Sites Inventory and R/ECAPs – South Bay Planning Area

Westside Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Westside Planning Area are shown in Figure E-33-Figure E-33. There is one R/ECAP the Westside Planning Area in the unincorporated community of West Los Angeles/Sawtelle VA Center. The R/ECAP is in the central portion of the Westside Planning Area. Approximately 17 percent of RHNA units in the Westside Planning Area are in the R/ECAP, including 21.9 percent of lower income units. There are no above moderate income units in the R/ECAP (Table E-15Table E-15).

Table E-15: Sites Inventory and R/ECAPs – Westside Planning Area

	Total Units	Units in R/ECAP	Percent in R/ECAP	
Lower Income	4,723	1,032	21.9%	
Above Moderate Income	1,379	0	0.0%	
Total	6,102	1,032	16.9%	

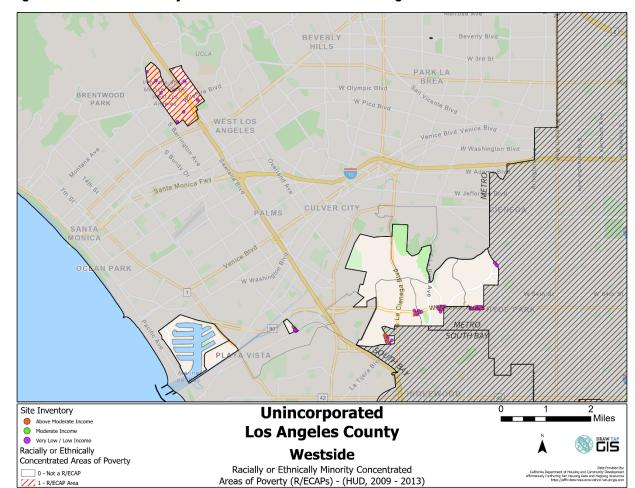


Figure E-33: Sites Inventory and R/ECAPs – Westside Planning Area

Low and Moderate Income Area¹⁰

By nature of the objective criteria for selecting nonvacant sites with potential for redevelopment over the next eight years, the RHNA sites are more likely to be located in areas with higher rates of marginally operating uses or underutilized properties. These are generally lower-cost areas with low and moderate income households. The distribution of sites by Low and Moderate Income (LMI) population and Planning Area is presented in <u>Figure E-34-Figure E-34</u> and <u>Table E-16-Table E-16</u>.

Overall, about 67 percent of the RHNA units are located in Low and Moderate Income Areas, including 65.3 percent of lower income units, 86.8 percent of moderate income units, and 62.2 percent of above moderate income units. The Metro, (91.5 percent), Gateway (79.1 percent), South Bay (72.8 percent), and Antelope Valley (70.6 percent) Planning Areas have the highest concentration of RHNA units in LMI areas. The sites inventory and LMI concentration for these Planning Areas are shown in Antelope Valley Planning Area

<u>Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Antelope Valley Planning Area are shown</u> in **Figure E-35.** In general, the western side of the City has greater concentrations of LMI households than

Low and Moderate Income Area per HUD definition – where more than 51 percent of the population earns no more than 80 percent of the Area Median Income.

the eastern side. As discussed previously, most of northwestern corner of the Antelope Valley Planning Area is also categorized as low resource by the Fair Housing Task Force. All units in the Antelope Valley Planning Area are moderate income units. Of the 1,279 units moderate income RHNA units, 30.3 percent are in tracts with LMI populations between 50 and 75 percent, and 40.3 percent are in tracts with LMI populations exceeding 75 percent.

Figure E-35Figure E-36, Gateway Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Gateway Planning Area are shown in Figure E-36. LMI populations in the Gateway Planning Area are most concentrated in the northeastern corner where sites have been identified to meet the RHNA. Lower and above moderate income units have been identified in the Gateway Planning Area to meet the RHNA. Approximately 41 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 23 percent of lower income units and 50 percent of above moderate units (Table E-17).

Table E-17: Sites Inventory and LMI Areas – Gateway Planning Area

	<u><25%</u>	<u>25-50%</u>	<u>50-75%</u>	<u>75-100%</u>	Total Units	
<u>Lower Income</u>	<u>3.5%</u>	<u>45.6%</u>	<u>27.4%</u>	<u>23.4%</u>	<u>2,192</u>	
Above Moderate Income	<u>0.0%</u>	<u>7.0%</u>	<u>43.1%</u>	<u>49.9%</u>	<u>4,479</u>	
<u>Total</u>	<u>1.2%</u>	<u>19.7%</u>	<u>38.0%</u>	<u>41.2%</u>	<u>6,671</u>	

Figure E-36Figure E-37, Figure E-37Figure E-38, and Figure E-38Figure E-39.

Table E-16: Distribution of RHNA Units by HUD Low/Moderate Income Area

Planning Area	<2	5%	25-5	50%	50-7	' 5%	75-1	00%	Total Units
Lower Income RHNA Units									
East San Gabriel Valley	3.6%	351	35.6%	3,477	53.7%	5,247	7.1%	697	9,772
Gateway	3.5%	77	45.6%	1,000	27.4%	601	23.4%	514	2,192
Metro	0.0%	0	8.4%	1,594	34.7%	6,562	56.9%	10,771	18,927
Santa Clarita Valley	14.7%	196	64.8%	867	20.5%	274	0.0%	0	1,337
South Bay	0.0%	0	29.7%	1,676	63.0%	3,558	7.3%	413	5,647
West San Gabriel Valley	4.1%	211	70.4%	3,613	23.3%	1,194	2.2%	114	5,132
Westside	2.5%	119	72.1%	3,407	3.5%	165	21.9%	1,032	4,723
Total	2.0%	954	32.8%	15,634	36.9%	17,601	28.4%	13,541	47,730
Moderate Income RHNA	Moderate Income RHNA Units								
Antelope Valley	22.0%	282	7.3%	94	30.3%	388	40.3%	515	1,279
Metro	0.0%	0	10.3%	736	24.7%	1,763	65.0%	4,647	7,146
Total	3.3%	282	9.9%	830	25.5%	2,151	61.3%	5,162	8,425
Above Moderate Income RHNA Units									
East San Gabriel Valley	19.7%	288	31.7%	464	48.6%	712	0.0%	0	1,464
Gateway	0.0%	0	7.0%	314	43.1%	1,931	49.9%	2,234	4,479
Metro	0.0%	0	0.0%	0	48.7%	674	51.3%	711	1,385
South Bay	0.0%	0	17.2%	235	33.0%	451	49.8%	680	1,366

West San Gabriel Valley	11.8%	297	73.9%	1,854	11.8%	297	2.4%	60	2,508
Westside	4.4%	61	90.5%	1,248	5.1%	70	0.0%	0	1,379
Total	5.1%	646	32.7%	4,115	32.9%	4,135	29.3%	3,685	12,581

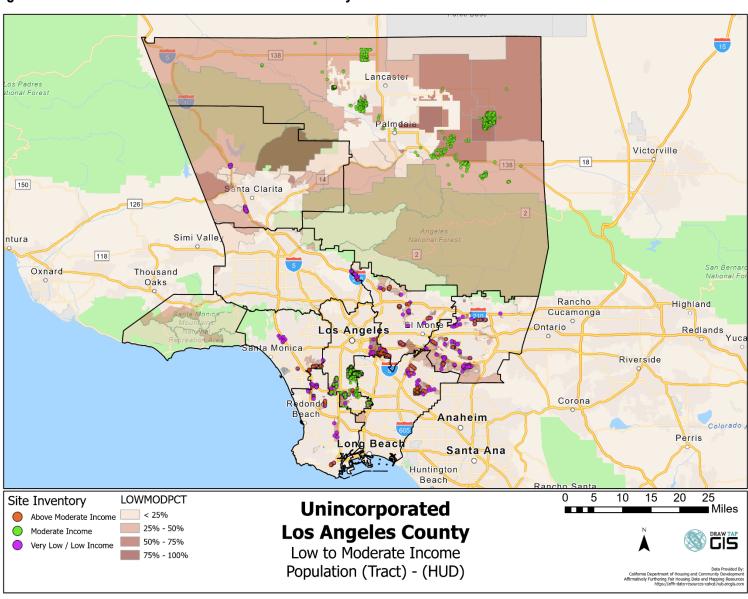


Figure E-34: Distribution of Lower Income RHNA Units by HUD Low/Moderate Income Area

Antelope Valley Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Antelope Valley Planning Area are shown in <u>Figure E-35Figure E-35</u>. In general, the western side of the City has greater concentrations of LMI households than the eastern side. As discussed previously, most of northwestern corner of the Antelope Valley Planning Area is also categorized as low resource by the Fair Housing Task Force. All units in the Antelope Valley Planning Area are moderate income units. Of the 1,279 units moderate income RHNA units, 30.3 percent are in tracts with LMI populations between 50 and 75 percent, and 40.3 percent are in tracts with LMI populations exceeding 75 percent.

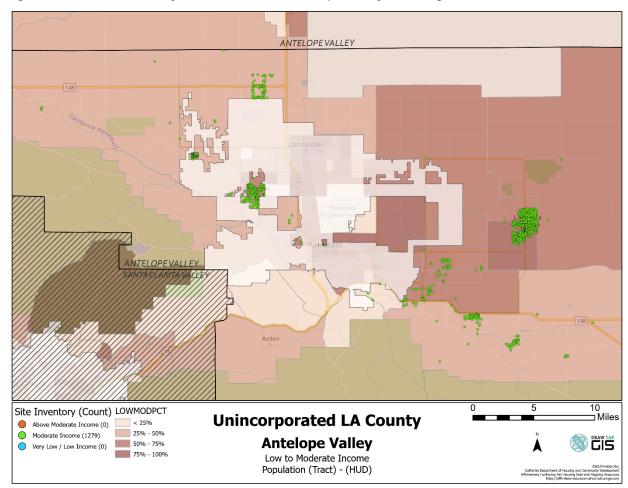


Figure E-35: Sites Inventory and LMI Areas – Antelope Valley Planning Area

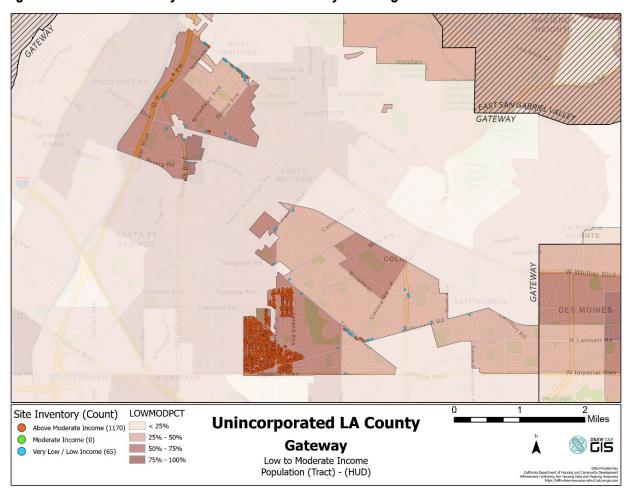
Gateway Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Gateway Planning Area are shown in Figure E-36Figure E-36. LMI populations in the Gateway Planning Area are most concentrated in the northeastern corner where sites have been identified to meet the RHNA. Lower and above moderate income units have been identified in the Gateway Planning Area to meet the RHNA. Approximately 41 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 23 percent of lower income units and 50 percent of above moderate units (Table E-17Table E-17).

Table E-17: Sites Inventory and LMI Areas – Gateway Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	3.5%	45.6%	27.4%	23.4%	2,192
Above Moderate Income	0.0%	7.0%	43.1%	49.9%	4,479
Total	1.2%	19.7%	38.0%	41.2%	6,671

Figure E-36: Sites Inventory and LMI Areas – Gateway Planning Area



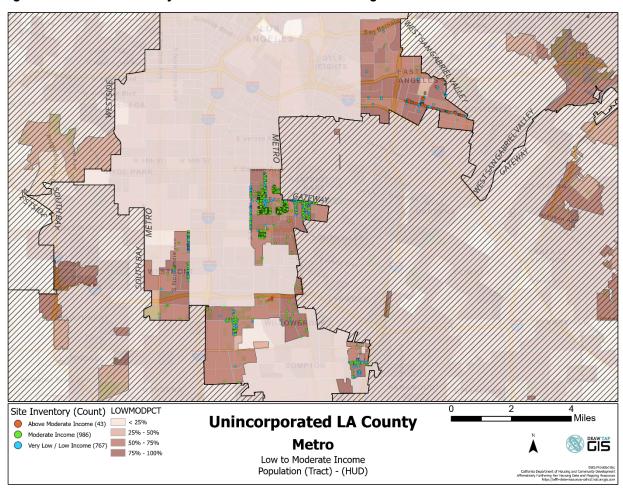
Metro Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the Metro Planning Area are shown in Figure E-37 Figure E-37. Most unincorporated areas in the Metro Planning Area have concentrations of LMI households. Lower, moderate, and above moderate income units have been identified in the Metro Planning Area to meet the RHNA. Approximately 58.7 percent of units are in tracts where 75 to 100 percent of the population is LMI, including 56.9 percent of lower income units, 65 percent of moderate income units, and 51.3 percent of above moderate units (Table E-18Table E-18).

Table E-18: Sites Inventory and LMI Areas – Metro Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	0.0%	8.4%	34.7%	56.9%	18,927
Moderate	0.0%	10.3%	24.7%	65.0%	7,146
Above Moderate Income	0.0%	0.0%	48.7%	51.3%	1,385
Total	0.0%	8.5%	32.8%	58.7%	27,458

Figure E-37: Sites Inventory and LMI Areas – Metro Planning Area



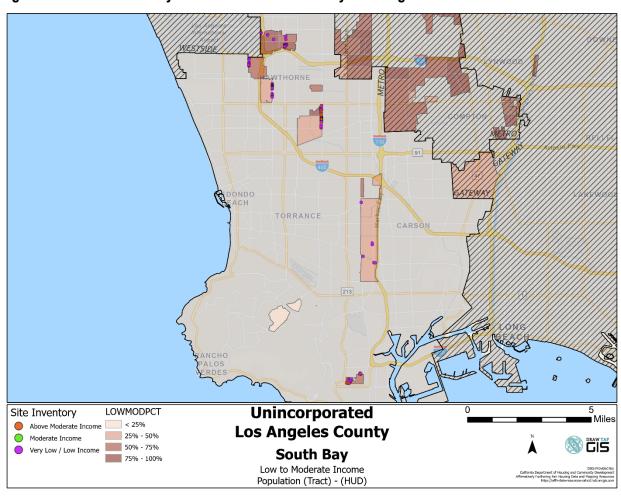
South Bay Planning Area

Sites selected to meet the 2021-2029 RHNA and R/ECAPs in the South Bay Planning Area are shown in Figure E-38 Figure E-38. Northern unincorporated areas in the South Bay Planning Area generally have higher concentrations of LMI households. Lower and above moderate income units have been identified in the South Bay Planning Area to meet the RHNA. Approximately 15.6 percent of units are in tracts where 75 to 100 percent of the population is LMI and 57.2 percent are in tracts where 50 to 75 percent of the population is LMI (Table E-19Table E-19).

Table E-19: Sites Inventory and LMI Areas – South Bay Planning Area

	<25%	25-50%	50-75%	75-100%	Total Units
Lower Income	0.0%	29.7%	63.0%	7.3%	5,647
Above Moderate Income	0.0%	17.2%	33.0%	49.8%	1,366
Total	0.0%	27.2%	57.2%	15.6%	7,013

Figure E-38: Sites Inventory and LMI Areas – South Bay Planning Area



Environmental Health (CalEnviroScreen Score)

CalEnviroScreen 4.0 scores percentiles based on exposures (i.e., ozone, toxic releases, traffic, etc.), environmental effects (i.e., cleanup sites), sensitive populations, and socioeconomic factors. Lower scores indicate better environmental health. Tracts in the 80th percentile, for example, are exposed to worse environmental conditions than 80 percent of tracts in the region. The distribution of RHNA units by CalEnviroScreen score is shown in <u>Table E-20Table E-17</u> and <u>Figure E-39Figure E-40</u>.

Overall, nearly half of the RHNA units are located in tracts in the 81st percentile or higher . A smaller proportion of lower income units are located in these tracts (43.8 percent) compared to 84.9 percent of moderate income units. Approximately 12.6 percent of units scored are in tracts in the 40th percentile or lower, including 13.2 percent of lower income units, 7.8 percent of moderate income units, and 13.5 percent of above moderate income units.

The Gateway, Metro, and South Bay Planning Areas have the highest concentration of RHNA units in the 81st percentile or higher (see <u>Figure E-40-Figure E-41</u>, <u>Figure E-41-Figure E-42</u>, and <u>Figure E-42-Figure E-43</u>). Approximately 64.7 percent of units in the Gateway Planning Area, 87 percent of units in the Metro Planning Area, and 47.3 percent of units in the South Bay Planning Area are in the 81st percentile or higher. In comparison, only 12.7 percent of units in the East San Gabriel Valley Planning Area, 3.6 percent of units in the West San Gabriel Planning Area, and 0.2 percent of units in the Antelope Valley Planning Area scored in the same range. There are no units in Westside or Santa Clarita Valley Planning Areas in tracts in the 81st percentile or above.

Table E-20: Distribution of RHNA Units by Environmental Health

CalEnviroScreen 4.0	Lower	· Income	Modera	te Income	Above Moderate Income			
Percentile	Units	Percent	Units	Percent	Units	Percent		
1-20%	1,808	3.8%	73	0.9%	797	6.3%		
21-40%	4,504	9.4%	585	6.9%	907	7.2%		
41-60%	8,994	18.8%	572	6.8%	3,390	26.9%		
61-80%	11,518	24.1%	46	0.5%	2,325	18.5%		
81-100%	20,906 43.8%		7,149	84.9%	5,162	41.0%		
Total	47,730 100.0%		8,425	100.0%	12,581	100.0%		

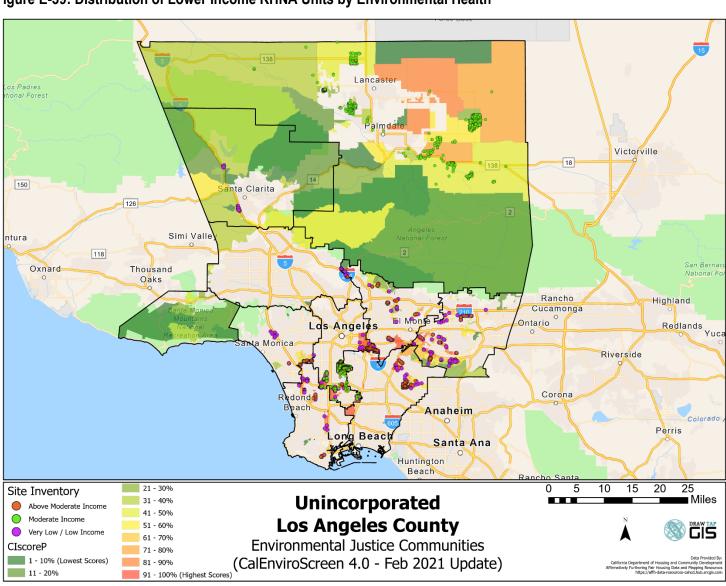


Figure E-39: Distribution of Lower Income RHNA Units by Environmental Health

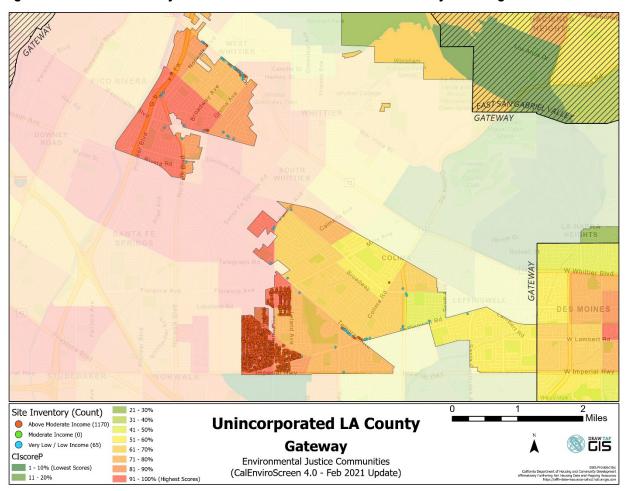


Figure E-40: Sites Inventory and CalEnviroScreen Percentile – Gateway Planning Area

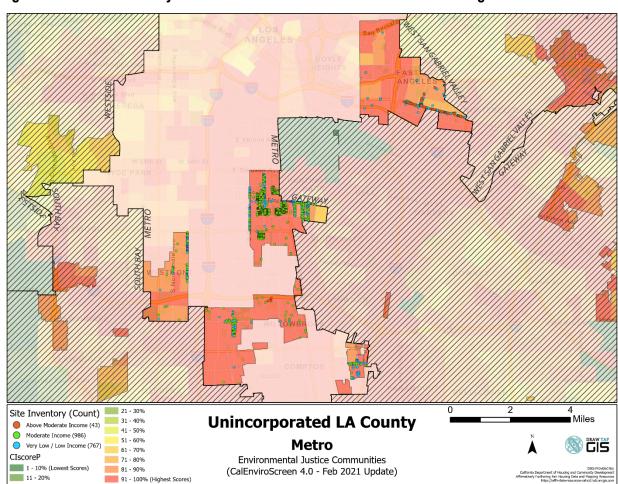


Figure E-41: Sites Inventory and CalEnviroScreen Percentile – Metro Planning Area

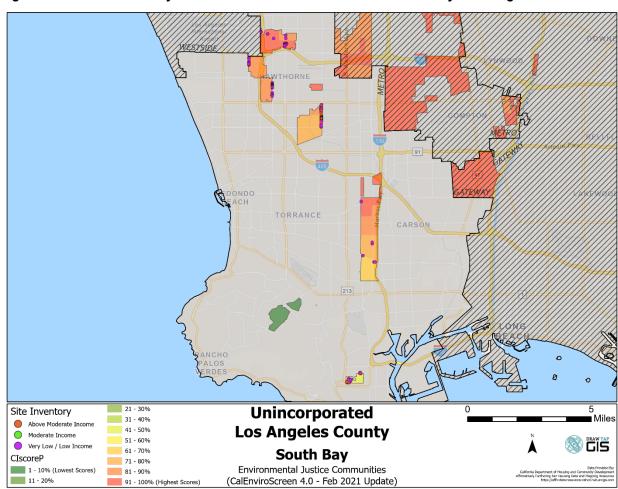


Figure E-42: Sites Inventory and CalEnviroScreen Percentile – South Bay Planning Area

Integration and Segregation/Disproportionate Needs

Concentration of People of Color

Concentrations of people of color are shown in <u>Table E-21</u>Table E-18 and <u>Figure E-43</u>Figure E-44. As discussed previously, most of unincorporated Los Angeles County has high concentrations of racial/ethnic minority populations.

There are no RHNA units located in block groups where people of color make up less 20 percent of the population. A majority of RHNA units are in block groups where more than 80 percent of the population is people of color, including 72 percent of lower income units, 85.2 percent of moderate income units, and 69.6 percent of above moderate income units.

The lower income RHNA sites are concentrated in the Metro, East San Gabriel Valley, South Bay, and West San Gabriel Valley Planning Areas. These are areas with historically high concentrations of people of color. The sites inventory and concentration of people of color by Planning Areas are shown in **Table E-21**.

Table E-21: Distribution of RHNA Units by Population, People of Color

Planning Area	<20	%	;	20-40%		40-0	60%	60-8	30%	>8(0%	Т	otal Units		
Lower Income RHI	NA Unit	S													
East San Gabriel Valley	0.0 %	0	0.0 %		0		0.3%	30	31.0 %		3,027	68.7 %	6,71 5	9,772	
Gateway	0.0 %	0	0.0 %		0		0.0%	0	6.4%		140	93.6 %	2,05 2	2,192	
Metro	0.0	0	0.0		0		0.0%	0	0.0%		0	100. 0%	18,9 27	18,92 7	
Santa Clarita Valley	0.0 %	0	0.0 %		0		79.5%	1,06 3	20.5 %		274	0.0%	0	1,337	
South Bay	0.0 %	0	0.0		0		0.0%	0	65.5 %		3,699	34.5 %	1,94 8	5,647	
West San Gabriel Valley	0.0 %	0	3.9 %		198		22.0%	1,12 8	50.3 %		2,582	23.9	1,22 4	5,132	
Westside	0.0 %	0	0.0		0		3.6%	170	21.9 %		1,032	74.6 %	3,52 1	4,723	
Total	0.0 %	0	0.4 %	19 8	5.0%	2,39 1	22.5 %		10,754	72.0 %		34,387		47,7	
Moderate Income	RHNA U	Inits													
Antelope Valley	0.0	0	10.7 %	13 7	41.5 %	531	45.5 %		582	2.3%		29		1,2	
Metro	0.0	0	0.0	0	0.0%	0 0.0%			0	100. 0%		7,146		7,1	
Total	0.0 %	0	1.6 %	13 7	6.3%	531	6.9%		582	85.2 %		7,175		8,4	
Above Moderate Ir	ncome F	RHNA	Units												

East San Gabriel Valley	0.0 %	0	0.0 %	0	0.0%	0	54.8 %	802	45.2 %	662	1,464
Gateway	0.0 %	0	0.0 %	0	0.0%	0	0.0%	0	100. 0%	4,479	4,479
Metro	0.0 %	0	0.0 %	0	0.0%	0	0.0%	0	100. 0%	1,385	1,385
South Bay	0.0	0	0.0	0	0.0%	0	43.0 %	587	57.0 %	779	1,366
West San Gabriel Valley	0.0 %	0	7.3 %	18 3	23.2	583	63.2 %	1,586	6.2%	156	2,508
Westside	0.0	0	0.0 %	0	5.7%	78	0.0%	0	94.3 %	1,301	1,379
Total	0.0 %	0	1.5 %	18 3	5.3%	661	23.6 %	2,975	69.6 %	8,762	12,581

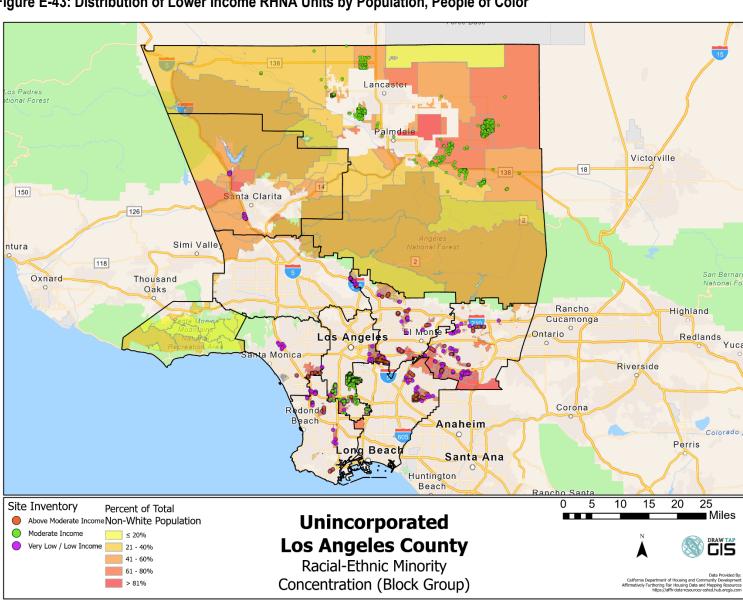


Figure E-43: Distribution of Lower Income RHNA Units by Population, People of Color

Figure E-44: Sites Inventory and Concentration of People of Color – Antelope Valley Planning Area

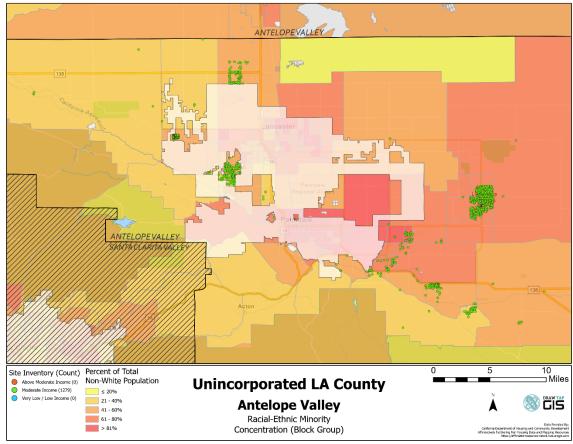
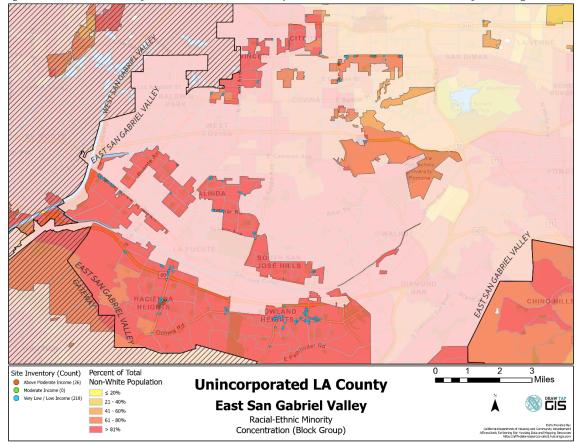


Figure E-45: Sites Inventory and Concentration of People of Color - East San Gabriel Valley Planning Area



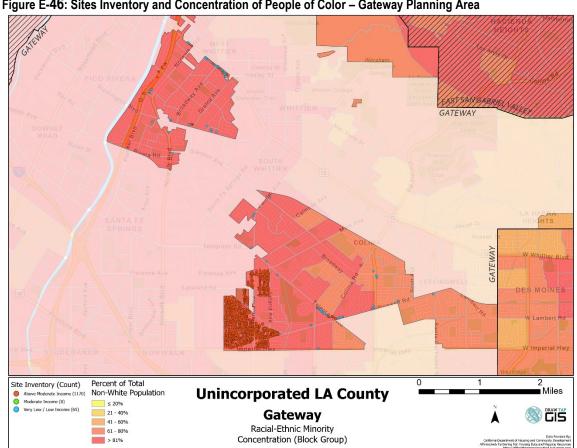


Figure E-46: Sites Inventory and Concentration of People of Color – Gateway Planning Area

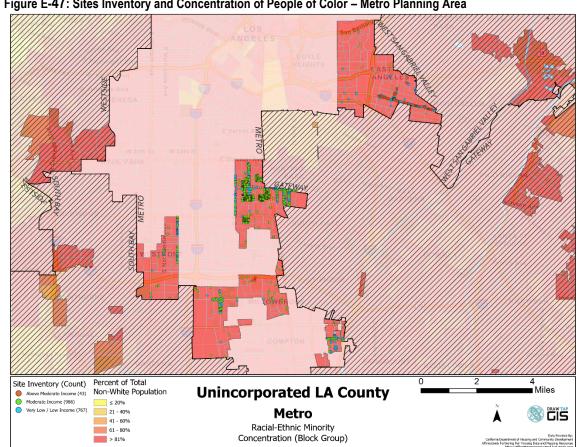
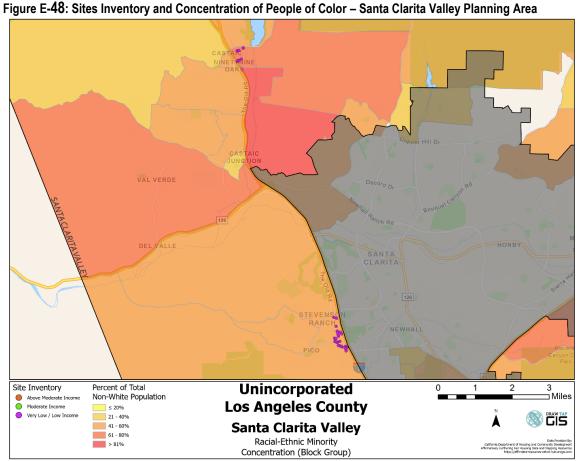


Figure E-47: Sites Inventory and Concentration of People of Color – Metro Planning Area



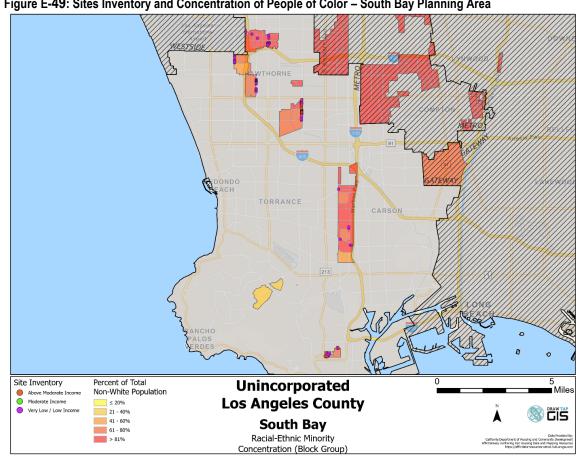


Figure E-49: Sites Inventory and Concentration of People of Color – South Bay Planning Area

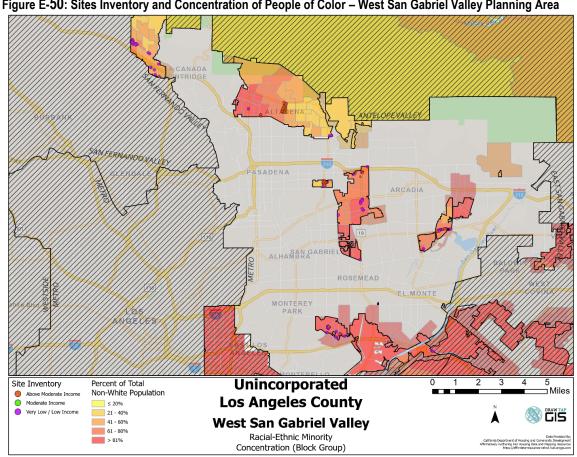


Figure E-50: Sites Inventory and Concentration of People of Color – West San Gabriel Valley Planning Area

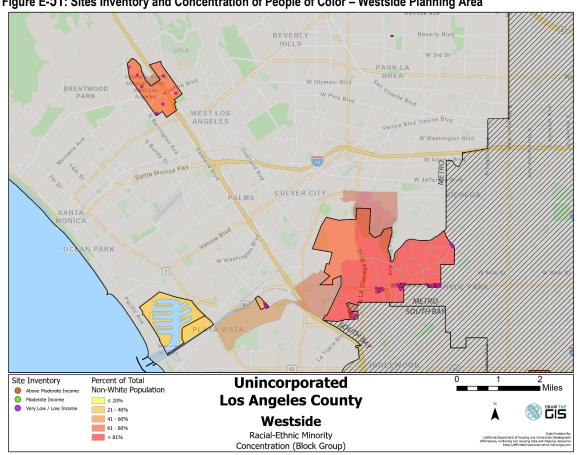


Figure E-51: Sites Inventory and Concentration of People of Color – Westside Planning Area

Familial Status

Most census tracts with RHNA units have moderately high concentrations of children in married couple households and low concentrations of children in female-headed households, not unlike the general distribution of families throughout the unincorporated areas. The distribution of RHNA units by percent of children in married couple households is shown in <u>Table E-22Table E-19</u> and <u>Figure E-53Figure E-54</u>. Table E-23Table E-20 and <u>Figure E-54Figure E-54</u> show the distribution of RHNA units and percent of children in female-headed households.

There are no RHNA units in tracts where less than 20 percent of children live in married couple households. Most above moderate units (91.7 percent) are in tracts where a majority of children, 60 percent or more, live in married couple households, compared to only 66.8 percent of lower income units and 25.9 percent of moderate income. There are no RHNA units in tracts where more than 60 percent of children live in single-parent female-headed households. Almost all units are in tracts where fewer than 40 percent of children live in female-headed households.

Westside and Metro are the only Planning Areas with sites in tracts where more than 40 percent of children live in female-headed households. Approximately 14 percent of units in the Westside Planning Area and 1.8 percent of units in the Metro Planning Area have 40 to 60 percent of children living in female-headed households. The sites distribution and concentration of children in female-headed households for the Metro and Westside Planning Areas are shown in **Table E-22**.

Table E-22: Distribution of RHNA Units by Percent of Children in Married Couple Households

Planning Area	<20	%	20-40	0%	40-6	60%	60-8	30%	>80)%	Total Units
Lower Income RHNA Uni	ts										
East San Gabriel Valley	0.0%	0	0.0%	0	3.7%	363	83.3%	8,142	13.0%	1,267	9,772
Gateway	0.0%	0	0.0%	0	3.8%	84	53.1%	1,163	43.1%	945	2,192
Metro	0.0%	0	3.9%	733	69.8%	13,212	26.1%	4,932	0.3%	50	18,927
Santa Clarita Valley	0.0%	0	0.0%	0	0.0%	0	100.0%	1,337	0.0%	0	1,337
South Bay	0.0%	0	0.0%	0	0.3%	17	58.7%	3,314	41.0%	2,316	5,647
West San Gabriel Valley	0.0%	0	0.0%	0	3.8%	195	49.9%	2,561	46.3%	2,376	5,132
Westside	0.0%	0	0.0%	0	27.1%	1,281	25.4%	1,202	47.4%	2,240	4,723
Total	0.0%	0	1.5%	733	31.7%	15,152	47.5%	22,651	19.3%	9,194	47,730
Moderate Income RHNA	Units										
Antelope Valley	0.0%	0	0.0%	0	61.0%	780	26.3%	336	12.7%	163	1,279
Metro	0.0%	0	2.7%	192	73.7%	5,270	23.6%	1,684	0.0%	0	7,146
Total	0.0%	0	2.3%	192	71.8%	6,050	24.0%	2,020	1.9%	163	8,425
Above Moderate Income	RHNA Un	its									
East San Gabriel Valley	0.0%	0	0.0%	0	0.0%	0	80.3%	1,176	19.7%	288	1,464
Gateway	0.0%	0	0.0%	0	0.0%	0	94.7%	4,240	5.3%	239	4,479
Metro	0.0%	0	5.1%	70	25.6%	355	69.3%	960	0.0%	0	1,385
South Bay	0.0%	0	0.0%	0	0.0%	0	88.2%	1,205	11.8%	161	1,366

West San Gabriel Valley	0.0%	0	0.0%	0	12.6%	315	53.6%	1,344	33.9%	849	2,508
Westside	0.0%	0	0.0%	0	22.0%	303	5.7%	78	72.4%	998	1,379
Total	0.0%	0	0.6%	70	7.7%	973	71.6%	9,003	20.1%	2,535	12,581

Table E-23: Distribution of RHNA Units by Percent of Children in Female-Headed Households

Income Category	<2	0%	20-4	20-40%		60%	60-80%		>8	Total Units	
Lower	52.3%	24,946	46.1%	22,016	1.6%	768	0.0%	0	0.0%	0	47,730
Moderate	24.4%	2,059	75.3%	6,348	0.2%	18	0.0%	0	0.0%	0	8,425
Above Moderate	75.8%	9,531	22.5%	2,833	1.7%	217	0.0%	0	0.0%	0	12,581
Total	53.2%	36,536	45.4%	31,197	1.5%	1,003	0.0%	0	0.0%	0	68,736

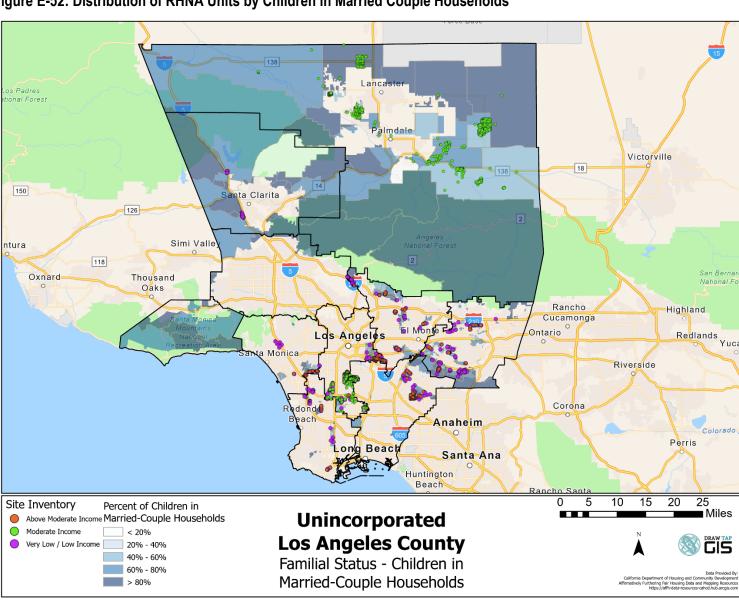


Figure E-52: Distribution of RHNA Units by Children in Married Couple Households

Figure E-53: Distribution of RHNA Units by Percent of Children in Female Headed Households

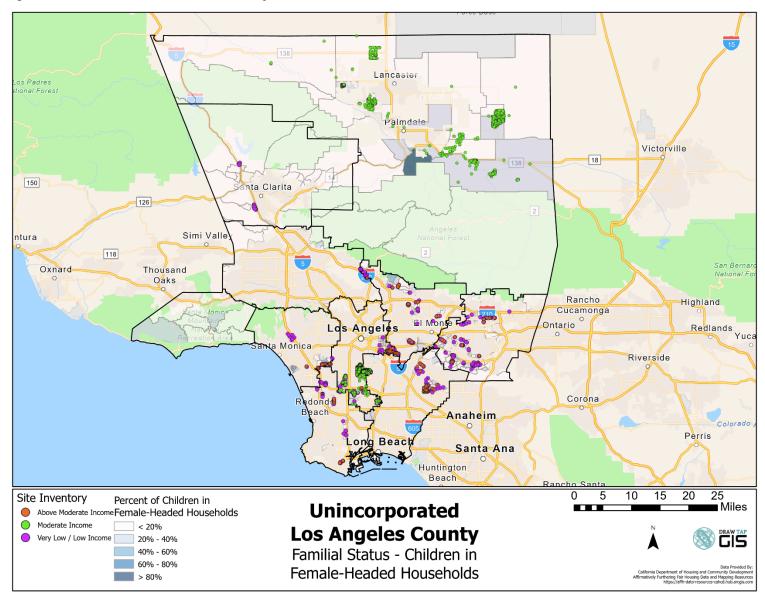
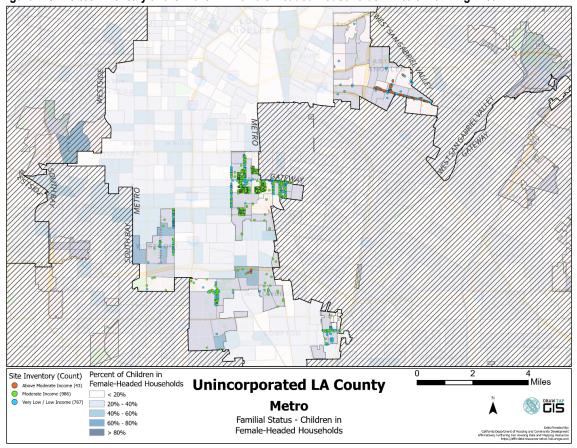


Figure E-54: Sites Inventory and Children in Female-Headed Households – Metro Planning Area



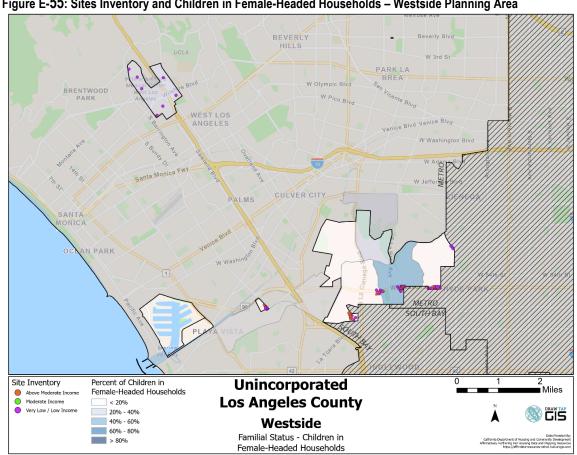


Figure E-55: Sites Inventory and Children in Female-Headed Households – Westside Planning Area

Persons with Disabilities

As discussed previously, the distribution of persons with disabilities is fairly consistent throughout the unincorporated areas. The construction of new units, especially multifamily units, has the potential to expand accessible housing opportunities for persons with disabilities. Multifamily housing new construction is subject to the accessibility requirements of ADA and the California Building Codes. The distribution of RHNA units by disability status is shown in <u>Table E-24Table E-21</u> and <u>Figure E-56Figure</u> <u>E-57</u>.

All moderate and above moderate units used to meet the 2021-2029 RHNA are in tracts with a population of persons with disabilities smaller than 20 percent. There are no units in tracts where the population of persons experiencing disabilities exceeds 60 percent. Only 2.1 percent of lower income units are in tracts with a population of persons with disabilities between 20 and 60 percent. The remaining 97.7 lower income units are in tracts where less than 20 percent of the population experiences a disability.

Gateway and Westside are the only Planning Areas with lower income units exceeding 20 percent. Approximately 2 percent of lower income units in the Gateway Planning Area are in tracts where persons with disabilities make up 20 to 40 percent of the population, and 22 percent of lower income units in the Westside Planning Area are in tracts where persons with disabilities make up 40 to 60 percent of the population. Populations of persons with disabilities and the sites inventory are shown in **Table E-24** for the Gateway and Westside Planning Areas.

Table E-24: Distribution of RHNA Units by Disability Status

Planning Area	<20)%	20-40)%	40-6	60%	60-80%		>80%		Total Units
Lower Income RHNA Uni	ts										
East San Gabriel Valley	100.0%	9,772	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9,772
Gateway	97.9%	2,147	2.1%	45	0.0%	0	0.0%	0	0.0%	0	2,192
Metro	100.0%	18,927	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18,927
Santa Clarita Valley	100.0%	1,337	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,337
South Bay	100.0%	5,647	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5,647
West San Gabriel Valley	100.0%	5,132	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5,132
Westside	78.1%	3,691	0.0%	0	21.9%	1,032	0.0%	0	0.0%	0	4,723
Total	97.7%	46,653	0.1%	45	2.2%	1,032	0.0%	0	0.0%	0	47,730
Moderate Income RHNA	Units										
Antelope Valley	100.0%	1,279	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,279
Metro	100.0%	7,146	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7,146
Total	100.0%	8,425	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8,425
Above Moderate Income	RHNA Unit	s									
East San Gabriel Valley	100.0%	1,464	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,464
Gateway	100.0%	4,479	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4,479
Metro	100.0%	1,385	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,385

South Bay	100.0%	1,366	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,366
West San Gabriel Valley	100.0%	2,508	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2,508
Westside	100.0%	1,379	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1,379
Total	100.0%	12,581	0.0%	0	0.0%	0	0.0%	0	0.0%	0	12,581

Figure E-56: Distribution of RHNA Units by Disability Status

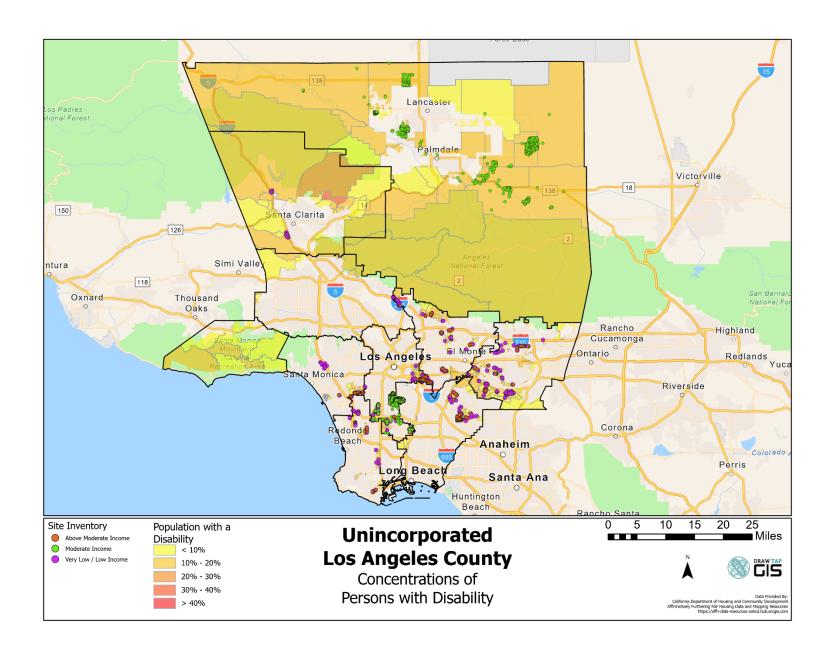
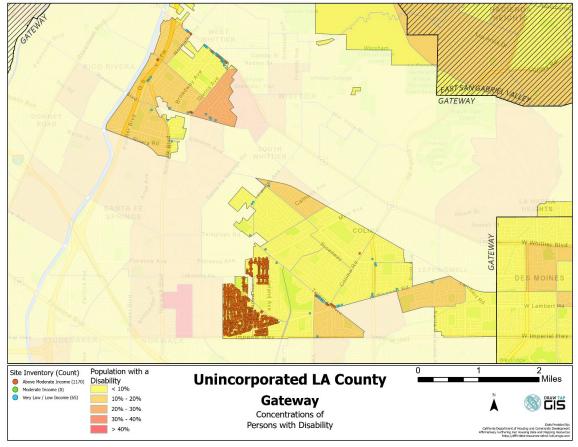
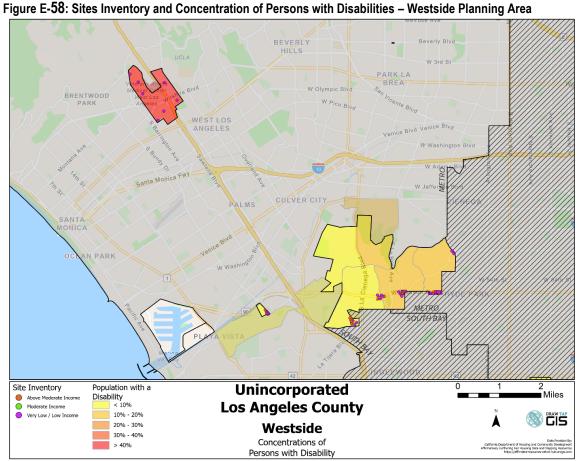


Figure E-57: Sites Inventory and Concentration of Persons with Disabilities – Gateway Planning Area





> 40%

IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

To address the fair housing issues identified in this analysis, the County has identified the following contributing factors to prioritize through the actions presented in Section 4, *Priorities, Goals, and Actions*, below:

- Presence of a R/ECAP As shown in <u>Figure E-8</u>Figure E-8, there are six R/ECAP census tracts located in the unincorporated areas. To mitigate the presence of R/ECAPs, the County will focus on the concentration of affordable housing units and Housing Choice Voucher holders, the limitations of economic mobility opportunities, and lack of public investment.
- Displacement of residents due to economic pressures Sensitive communities at risk of
 displacement as shown in Figure E-20. The County will address unaffordable rents and sales
 prices, the shortage of subsidized housing units, the concentration of poverty in low resource
 areas, costs of repairs or rehabilitation, dominance of single-family housing, and discriminatory
 lending practices to reduce displacement risk among unincorporated area households.
- Disproportionate access to services Access to services, including economic, education, and transportation opportunities, are discussed in the Access to Opportunities section. To address some of the issues identified in this analysis, the County will focus on expanding the supply of housing units that are accessible to public transit and high-quality school systems.
- **Substandard housing conditions** As discussed, substandard housing conditions, including aging housing and housing in need of repair, often disproportionately affect lower income households. To mitigate substandard housing issues for all unincorporated area residents, the County will address the aging housing stock, cost of repairs, and code enforcement.

These contributing factors and supplementary actions are further described in the following section.

PRIORITIES, GOALS, AND ACTIONS

To affirmatively further fair housing, the County will engage in a range of activities:

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs		
Presence of a R/ECAP	Concentration of affordable housing units	 Marina del Rey Affordable Housing Policy Inclusionary Housing Feasibility and Implementation Workforce Housing Opportunity Zones East San Gabriel Valley Area Plan Accessory Dwelling Units Construction Missing Middle Program 		
	Concentration of Housing Choice Voucher holders	 See Programs under "Concentration of affordable housi units." Section 8 Rental Assistance 		
	Limited economic mobility opportunities	Florence-Firestone TOD Specific PlanMetro Area Plan		

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs
		 Family Self-Sufficiency Program Equity Audit of Land Use Plans, and Zoning Code, and Infrastructure Planning
	Lack of public investment	 Florence-Firestone TOD Specific Plan Metro Area Plan Affordable Housing and Sustainable Communities Park Access for New Residential Development Equity Audit of Land Use Plans, and Zoning Code, and Infrastructure Planning
Displacement of residents due to economic pressures	Unaffordable rents and sales prices	 Metro Area Plan Pilot Community Land Trust Program Housing for Acutely Low Income Households Program Section 8 Rental Assistance Affordable Housing Program Budget Countywide Affordable Rental Housing Development State Housing Legislation Advocacy Emergency Preservation and Tenant Assistance Fund Rent Stabilization and Mobilehome Rent Stabilization Ordinances Stay Housed L.A. County Rapid Re-Housing and Shallow Subsidy Programs Supportive Housing Programs Homebuyer Assistance
	Shortage of subsidized housing units	Countywide Affordable Rental Housing Development Affordable Housing Program Budget Preservation of At-Risk Housing Pilot Community Land Trust Program State Housing Legislation Advocacy Preservation Database Housing for Deeply Low Income Households Program Emergency Preservation and Tenant Assistance Fund Affordable Housing and Sustainable Communities Development of County-owned Sites
	Cost of repairs or rehabilitation	 Lead-based Paint Settlement Housing Remediation Employee Home Repair Community Service Ownership Housing Rehabilitation Assistance
	Dominance of single family housing, which is typically more expensive than multifamily	 East San Gabriel Valley Area Plan Missing Middle Program Workforce Housing Opportunity Zones Accessory Dwelling Units Construction Housing Types Definitions Program Adaptive Reuse Ordinance
	Discriminatory lending practices	Affirmatively Furthering Fair Housing Program Homebuyer Assistance

Table E-25: AFFH Strategies

Fair Housing Issue	Contributing Factors	Relevant Programs		
Disproportionate access to services	Insufficient supply of accessible housing units	 Reasonable Accommodations Ordinance Update <u>and</u> <u>Removal of Zoning Barriers to Fair Housing</u> Best Practices for Accessible Housing Public Housing Modernization Program 		
	Limited public transit availability	Climate Action Plan East San Gabriel Valley Area Plan		
Substandard housing conditions	Age of housing stock	 Lead-based Paint Settlement Housing Remediation Public Housing Modernization Program Ownership Housing Rehabilitation Assistance Childhood Lead Poisoning Prevention Program Multifamily Housing Rehabilitation Systematic Code Enforcement 		
	Cost of repairs or rehabilitation	 Lead-based Paint Settlement Housing Remediation Ownership Housing Rehabilitation Assistance Multifamily Housing Rehabilitation Systematic Code Enforcement 		
	Lack of code enforcement or delayed maintenance	 Lead-based Paint Settlement Housing Remediation Ownership Housing Rehabilitation Assistance Multifamily Housing Rehabilitation Systematic Code Enforcement 		

APPENDIX F: LIST OF QUALIFIED ENTITIES

San Gabriel Valley Habitat for Humanity, Hoc. Ave Azusa 91702 (626) 709-3277 8/12/2019	Organization	Address	City	ZIP Code	Phone number	Added to List
San Gabriel Valley Habitat for Humanity, 400 S Irwindale Ave Azusa 91702 (626) 709-3277 8/12/2019	New Economics for	303 South Loma	Los		(213) 483-2060	
Habitat for Humanity, Inc. Ave Ave Azusa 91702 (626) 709-3277 8/12/2019 Z415 S. Sante Fe Ayenue, Unit 2 Angeles 90058 (310) 663-6665 5/2/19 Development Authority 700 W. Main Street Alhambra 91801 (626) 586-1816 4/18/19 Development 700 W. Main Street Alhambra 91801 (626) 586-1816 4/18/19 Development 700 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 700 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 700 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 700 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 900 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 900 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 900 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 900 W. Main Street Angeles 91801 (626) 586-1812 8/17/17 Development 900 W. Main Street Angeles 91801 (626) 586-1816 4/18/19/19/19/19/19/19/19/19/19/19/19/19/19/	Women	Drive	Angeles	90017	ext 304	12/6/19
Inc.	San Gabriel Valley					
Santa Fe Art Colony Tenants Association	Habitat for Humanity,	400 S Irwindale				
Tenants Association	Inc.	Ave	Azusa	91702	(626) 709-3277	8/12/2019
Los Angeles County	Santa Fe Art Colony	2415 S. Sante Fe	Los			
Development Authority Street Alhambra 91801 (626) 586-1816 4/18/19	Tenants Association	Avenue, Unit 2	Angeles	90058	(310) 663-6665	5/2/19
Development Authority Street Alhambra 91801 (626) 586-1816 4/18/19	Los Angeles County					
Community		700 W. Main				
Development Commission Street Angeles 91801 (626) 586-1812 8/17/17 Innovative Housing 19772 Macarthur 19772 Macarthur 15305 Rayen 15305 Rayen 15305 Rayen 1650 Lafayette Circle Clara 65050 Ext 17 3/30/11 CSI Support & Development 201 E. Services Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10 16/1	Authority	Street	Alhambra	91801	(626) 586-1816	4/18/19
Commission Street Angeles 91801 (626) 586-1812 8/17/17 Innovative Housing Opportunities, Inc. 19772 Macarthur Bv., Ste. 110 Irvine 92612 (949) 863-9740 4/6/17 Abbey Road Inc. 15305 Rayen Street North Hills 91343 (818) 332-8008 3/28/12 ROEM Development Corporation Circle Santa Clara (408) 984-5600 (408) 984-5600 Corporation Circle Clara 65050 Ext 17 3/30/11 CSI Support & Development Services Huntington Drive Surgers Properties Flat LC Los 49/27/10 Coalition for Sold Street & Stale State Stat	Community					
Innovative Housing Opportunities, Inc.	Development	700 W. Main	Los			
Opportunities, Inc. Bv., Ste. 110 Irvine 92612 (949) 863-9740 4/6/17 Abbey Road Inc. Street North Hills 91343 (818) 332-8008 3/28/12 ROEM Development 1650 Lafayette Santa (408) 984-5600 Corporation CSI Support & Development 201 E. Services Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10 Clifford Beers 1200 Wilshire Los Pool 17 5/3/07 5/3/07 Coalition for 514 Shatto Place, Los Los 90017 5/3/07 5/3/07 Keller & Company 4309 Argos Drive San Diego 92116 2/8/06 2/8/06 Foker Flats LLC 1726 Webster Angeles 90020 (213) 252-4411 6/8/06 6/8/06 Hart Community 2807 E. Lincoln Los Los 12/8/06 2/8/06 Home and 2425 Riverside Los 6/714) 630-1007 12/27/05 12/27/05 Orange Housing Development Angeles 90039 (213) 91	Commission	Street	Angeles	91801	(626) 586-1812	8/17/17
Abbey Road Inc.	Innovative Housing	19772 Macarthur			, ,	
Abbey Road Inc.	Opportunities, Inc.	Bv., Ste. 110	Irvine	92612	(949) 863-9740	4/6/17
Abbey Road Inc. Street North Hills 91343 (818) 332-8008 3/28/12 ROEM Development Corporation 1650 Lafayette Circle Santa Corporation (408) 984-5600 201 E. CSI Support & Development Services 201 E. Monrovia 91016 (626) 599-8464 9/27/10 Clifford Beers Housing, Inc. 1200 Wilshire Los Angeles 90017 5/3/07 5/3/07 Coalition for Economic Survival Suite 270 514 Shatto Place, Suite 270 Los Angeles 90020 (213) 252-4411 6/8/06 Keller & Company 4309 Argos Drive Angeles 90020 (213) 252-4411 6/8/06 Poker Flats LLC 1726 Webster Angeles 90026 2/8/06 2/8/06 Homes Ave Ave Angeles Anaheim 92086 (714) 630-1007 12/27/05 Home and Community 2425 Riverside Los Angeles Place Angeles 90039 (213) 910-9738 11/28/05 Orange Housing Avenue Orange 92866 (714) 288-7600 6/10/05 Los Angeles Housing Acommunity Invest Dept 1200 W.7th Los Angeles 1200 W.7th Los Angeles 145	,					
ROEM Development	Abbey Road Inc.		North Hills	91343	(818) 332-8008	3/28/12
Corporation Circle Clara 65050 Ext 17 3/30/11 CSI Support & Development Services 201 E. Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10 Services Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10 Clifford Beers Housing, Inc. 1200 Wilshire Blvd. Ste. 205 Angeles 90017 5/3/07 Coalition for Sconomic Survival 514 Shatto Place, Suite 270 Angeles 90020 (213) 252-4411 6/8/06 Keller & Company 4309 Argos Drive Sun Diego 92116 2/8/06 2/8/06 Poker Flats LLC 1726 Webster Angeles 90026 2/8/06 2/8/06 Hart Community Homes Ave Angeles 90026 2/8/06 2/8/06 Home and Community Place Mousing Development Community Place Angeles 414 E. Chapman Avenue 90039 (213) 910-9738 11/28/05 Cos Angeles Housing & Community Invest Dept 1200 W.7th Street, 9th Floor Angeles 90017 (213) 808-8654 3/15/05 Many Mansions, Inc. 1459 E. Thousand Oaks Blvd.,Ste. C 23586 Calabasas Los Angeles 91302 (818) 222-2800		1650 Lafayette	Santa			
CSI Support & Development 201 E. Services Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10			Clara	65050		3/30/11
Development 201 E. Huntington Drive Huntington Drive Huntington Drive Los Los Blvd. Ste. 205 Angeles 90017 5/3/07 5/3/07						
Services Huntington Drive Monrovia 91016 (626) 599-8464 9/27/10 Clifford Beers 1200 Wilshire Los Angeles 90017 5/3/07 Coalition for 514 Shatto Place, Economic Survival Suite 270 Angeles 90020 (213) 252-4411 6/8/06 Keller & Company 4309 Argos Drive San Diego 92116 2/8/06 Poker Flats LLC 1726 Webster Angeles 90026 2/8/06 Hart Community 2807 E. Lincoln Anaheim 92086 (714) 630-1007 12/27/05 Home and 2425 Riverside Los Angeles 90039 (213) 910-9738 11/28/05 Orange Housing Development Place Angeles 90039 (213) 910-9738 11/28/05 Los Angeles Housing Development Orange 92866 (714) 288-7600 6/10/05 Los Angeles Housing Dept 1200 W.7th Los Angeles 90017 (213) 808-8654 3/15/05 Many Mansions, Inc. Bivd., Ste. C Oaks 91362 (805) 496-4948		201 E.				
Clifford Beers	Services	Huntington Drive	Monrovia	91016	(626) 599-8464	9/27/10
Coalition for Economic Survival Suite 270 Angeles 90020 (213) 252-4411 6/8/06	Clifford Beers		Los		, ,	
Coalition for Economic Survival 514 Shatto Place, Suite 270 Los Angeles 90020 (213) 252-4411 6/8/06 Keller & Company 4309 Argos Drive San Diego 92116 2/8/06 Poker Flats LLC 1726 Webster Angeles 90026 2/8/06 Hart Community 2807 E. Lincoln Ave Anaheim 92086 (714) 630-1007 12/27/05 Home and Community 2425 Riverside Place Los Angeles 90039 (213) 910-9738 11/28/05 Orange Housing Development Corporation 414 E. Chapman Avenue Orange 92866 (714) 288-7600 6/10/05 Los Angeles Housing & Community Invest Dept 1200 W.7th Street, 9th Floor Los Angeles 90017 (213) 808-8654 3/15/05 Many Mansions, Inc. Blvd.,Ste. C 23586 Calabasas Winnetka King, LLC Oaks Road, Ste. 100 91302 (818) 222-2800 4/28/04 A Community of 9 Cushing, Ste. 4/28/04	Housing, Inc.	Blvd. Ste. 205	Angeles	90017		5/3/07
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			Irvine	92618	(415) 856-0010	2/4/04

I	2735 W. 94th	1 1			1
Francis R. Hardy, Jr.	Street	Inglewood	90305	(323) 756-6533	9/18/03
Nexus for Affordable	1572 N. Main	inglewood	90303	(323) 730-0333	9/10/03
Housing	Street	Orange	92867	(714) 282-2520	7/13/01
LTSC Community	231 East Third	Orange	92001	(714) 202-2320	7/13/01
Development	Street, Ste. G	Los			
Corporation	106	Angeles	90013	(213) 473-1606	4/25/01
The East Los	100	Aligeles	90013	(213) 473-1000	4/23/01
Angeles Community	1248 Goodrich	Los			
Union (TELACU)	Blvd.	Angeles	90022	(323) 838-8556	1/29/01
Southern California	Divu.	Aligeles	90022	(323) 636-6336	1/29/01
_	516 Burchett St	Glendale	91203	(010) 247 0420	12/29/00
Presbyterian Homes	701 E. Third St.,	Los	91203	(818) 247-0420	12/29/00
Abode Communities	Ste. 400		90015	(242) 620 2702	3/9/00
Abode Communities	31423 Coast	Angeles	90015	(213) 629-2702	3/9/00
Haveing Camparation		Laguna			
Housing Corporation	Highway, Ste.	Laguna	00677	(202) 706 0670	6/40/00
of America	7100	Beach	92677	(323) 726-9672	6/10/99
Long Beach	FOFF Names				
Affordable Housing	5855 Naples	Long	00000	(500) 404 0000	E/40/00
Coalition, Inc	Plaza, Suite 209	Beach	90803	(562) 434-3333	5/19/99
Korean Youth &	000 0 14/14	l .			
Community Center,	680 S. Wilton	Los		(0.40) 005 7400	1/10/00
Inc. (KYCC)	Place	Angeles	90005	(213) 365-7400	1/19/99
The Long Beach					
Housing		_			
Development Co.	836 Avalon Ave	Lafayette	94549	(925) 385-0754	1/12/99
PICO Union Housing	1038 Venice	Los			
Corporation	Blvd.	Angeles	90015	(213) 747-2790	1/12/99
American Family	15161 Jackson	Midway			
Housing	St.	City	92655	(714) 897-3221	1/6/99
	1968 W. Adams	Los			
FAME Corporation	Blvd.	Angeles	90018	(323) 730-7727	12/28/98
Housing Authority of					
the City of Los	2500 Wilshire	Los			
Angeles	Blvd, PHA	Angeles	90057	(213) 252-4269	12/24/98
Century Housing	1000 Corporate				
Corporation	Pointe	Culver City	90230	(310) 642-2007	12/24/98
West Hollywood	7530 Santa				
Community Housing	Monica Blvd,	West			
Corp.	Suite 1	Hollywood	90046	(323) 650-8771	12/23/98
City of Pomona	505 South Garey				
Housing Authority	Ave	Pomona	91766	(909) 620-2368	12/23/98
Hollywood					
Community Housing	1726 N. Whitley				
Corp.	Ave	Hollywood	90028	(323) 469-0710	12/23/98
	760 S.				
	Westmoreland	Los			
Hope - Net	Ave	Angeles	90005	(213) 389-9949	12/23/98
Skid Row Housing		Los			
Trust	1317 E. 7th St	Angeles	90021	(213) 683-0522	12/23/98
The Long Beach				1	
Housing	333 W. Ocean	Long			
Development Co.	Blvd., 2nd Flr	Beach	90802	(562) 570-6926	12/23/98
Santa Fe Art Colony	2415 S. Sante Fe	Los		, , , , , , , , , , , , , , , , , , , ,	
Tenants Association	Avenue, Unit 2	Angeles	90058	(310) 663-6665	
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